DOCUMENT RESUME

ED 312 965 HE 023 024

TITLE	A Further Review of the California State University's Contra Costa Center. Commission Report 89-9.
INSTITUTION	California State Postsecondary Education Commission, Sacramento.
PUB DATE	Mar 89
NOTE	219p.
AVAILABLE FROM	Publications Office, California Postsecondary Education Commission, Third Floor, 1020 Twelfth Street, Sacramento, CA 95814-3985 (free).
PUB TYPE	Reports - Evaluative/Feasibility (142)
EDRS PRICE	MF01/PC09 Plus Postage.
DESCRIPTORS	Access to Education; College Planning; Disadvantaged; Educational Policy; *Extension Education; Higher Education; *Off Campus Facilities; *Public Policy; Regional Planning; *State Universities; Statewide Planning; Student Transportation
IDENTIFIERS	*California State University; *Environmental Impact

ABSTRACT

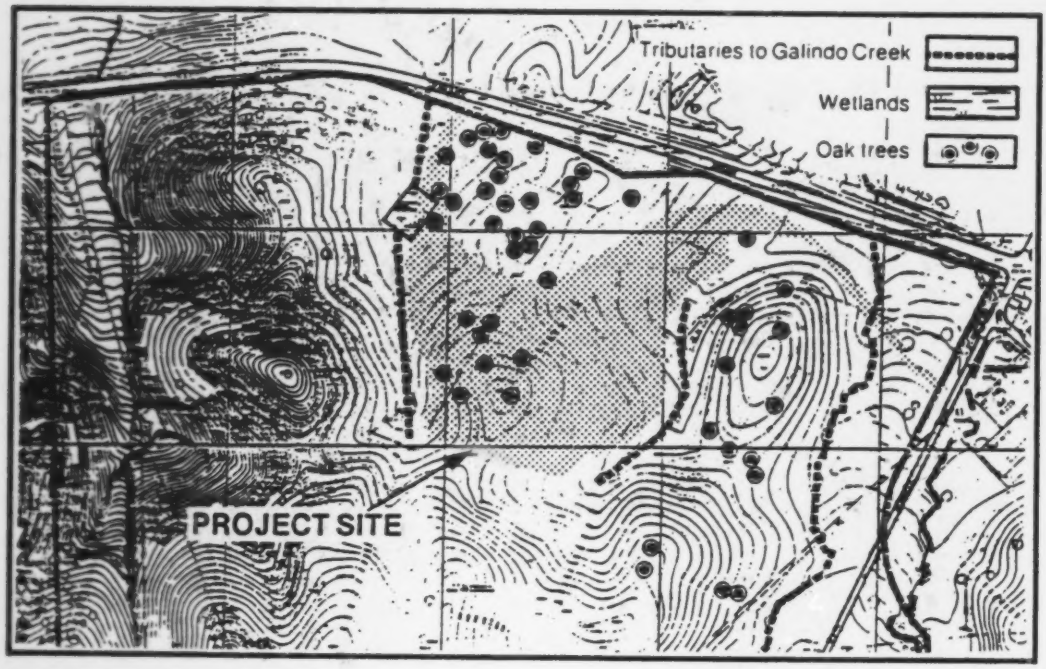
A follow-up report on the California State University's Contra Costa Center, a proposed permanent off-campus center, is presented. The California Postsecondary Education Commission approved the original proposal in 1987, contingent on finding solutions to concerns about transportation access and services to disadvantaged students. The university offers the following: the environmental impact report, a private transportation study, the state university's transportation plan, the plan to serve disadvantaged students, and the question of alternatives. Other actions by the state university and the issue of a full-service campus are addressed. The Commissioners conclude the following: the need for such a campus has been demonstrated beyond any reasonable doubt; a permanent center is preferable to other alternatives; and transportation problems are being handled as efficiently as possible. Among the four recommendations are the Commission's approval of this center and the university's need to periodically report to the Commission its positive steps to alleviate the transporation problems. Eight appendices comprise the greater part of the document and include: letters responding to notice of preparation for environmental impact report; responses to draft environmental impact report; residences of surveyed students attending Pleasant Hill Center; transportation planning; service to disadvantaged students; alternatives to proposed project; response to request regarding project; and letters and relevant memoranda. Includes 6 displays. (SM)

****
* Reproductions supplied by EDRS are the best that can be made *
* from the original document. *
****

BEST COPY AVAILABLE

ED312965

A FURTHER REVIEW OF THE CALIFORNIA STATE UNIVERSITY'S CONTRA COSTA CENTER



CALIFORNIA POSTSECONDARY EDUCATION COMMISSION

U.S. DEPARTMENT OF EDUCATION
Office of Educational Research and Improvement
EDUCATIONAL RESOURCES INFORMATION CENTER (ERIC)
This document has been reproduced as received from the person or organization originating it.
Minor changes have been made to improve reproduction quality.
• Points of view or opinions stated in this document do not necessarily represent official OERI position or policy.

"PERMISSION TO REPRODUCE THIS MATERIAL HAS BEEN GRANTED BY
CA Postsecondary Education Commission
TO THE EDUCATIONAL RESOURCES INFORMATION CENTER (ERIC)."

HE 023 824

Summary

In December 1987, the Commission approved the proposal of the Trustees of the California State University to create a permanent off-campus center of California State University, Hayward, on its "Cowell Ranch" property in Concord, subject to certain conditions that emanated from the Commission's concerns about physical access to the site and services for disadvantaged students. The Commission's 1987 report on the proposal contained seven recommendations, one of which called on the State University to develop a supplemental report that includes (1) a plan demonstrating that physical access to the site would satisfy the Commission's requirements for "reasonable" access, (2) an environmental impact report to include mitigation measures, and (3) a description of planned services for disadvantaged students.

The State University has now submitted those supplemental materials to the Commission, and this follow-up report discusses them. It concludes that the proposed off-campus center is preferable both to the continuation of the present lease agreement with the Mt. Diablo Unified School District and to the relocation of the center to other leased quarters, and it argues that while the transportation problems of the new site remain severe, the State University is making every effort in its power to mitigate them. Thus it ends with these four statements:

1. The Commission reiterates its previous recommendation approving a permanent off-campus center to be located at the site generally known as Cowell Ranch on Ygnacio Valley Road in Concord.
2. The California State University shall periodically report to the Commission its positive steps to alleviate the transportation problems as it develops the Cowell Ranch site for a permanent off-campus center.
3. Until such time as the enrollment at California State University, Hayward, equals or exceeds its current designed physical capacity, the Contra Costa Center shall not be converted to a four-year campus.
4. If and when the Trustees of the California State University consider it appropriate to convert the Contra Costa Center to a four-year campus, the State University shall submit a complete justification for the conversion at least two years in advance of the proposed conversion date. This justification will include full consultation with area community colleges and the Board of Governors of the California Community Colleges.

The Commission adopted this report at its meeting on January 23, 1989 on recommendation of its Policy Development Committee. Additional copies of the report may be obtained from the Library of the Commission at (916) 322-8031. Questions about the substance of the report may be directed to Kenneth B. O'Brien, the executive director of the Commission, at (916) 322-7986.

A FURTHER REVIEW OF THE CALIFORNIA STATE UNIVERSITY'S CONTRA COSTA CENTER

CALIFORNIA POSTSECONDARY EDUCATION COMMISSION
Third Floor • 1020 Twelfth Street • Sacramento, California 95814-3985

CALIFORNIA POSTSECONDARY EDUCATION COMMISSION

COMMISSION REPORT 89-9
PUBLISHED MARCH 1989

This report, like other publications of the California Postsecondary Education Commission, is not copyrighted. It may be reproduced in the public interest, but proper attribution to Report 89-9 of the California Postsecondary Education Commission is requested.

Contents

Reason for the Report 1

Options Confronting the Commission 1

Development of Supplementary Materials by the California State University 3

- Notice of Preparation of the Environmental Impact Report 3
- The Environmental Impact Report 3
- The DKS Transportation Study 4
- The State University's Transportation Plan 5
- The Plan to Serve Disadvantaged Students 5
- The Question of Alternatives 7

Other Actions by the State University 8

The Issue of a Full-Service Campus 8

Conclusions 8

Recommendations 9

References 10

Appendicies 11

A. Letters Responding to the Notice of Preparation for the Cowell Ranch Environmental Impact Report 11

B. Responses to the Draft Environmental Impact Report for the Contra Costa Off-Campus Center 35

C. Residences of Surveyed Students Attending the Pleasant Hill Center, Spring 1988 155

D. Transportation Planning 159

E. Service to Disadvantaged Students 167

F. Alternatives to the Proposed Project 181

G. Response to Request Regarding Contra Costa Project 187

H. Letters and Memoranda Regarding the Contra Costa Off-Campus Center 193

Displays

1. Expenditures Included in the 1989-90 Governor's Budget for California State University, Hayward (Dollars in Thousands) 2

2. Existing Roadway Geometrics, Contra Costa Off-Campus Site 4

3. Difficulties Regarding Traffic and Access to the Cowell Ranch Site with Mitigation Measures Proposed by the Trustees of the California State University 6

4. Ethnic Distribution of the Contra Costa County Population 7

5. Average Household Income and Percent Minority Population of Surrounding Cities 8

6. Projected Contra Costa County Population Growth, 1990 to 2020, by Age Cohort 9

A Further Review of the California State University's Contra Costa Center

Reason for the report

At its December 14, 1987, meeting, the California Postsecondary Education Commission considered the proposal of the Trustees of the California State University to establish a permanent off-campus center in Contra Costa County at a location generally known as Cowell Ranch on Ygnacio Valley Road in the City of Concord. The Commission approved the proposal subject to certain conditions that emanated from its concerns about transportation access and services to disadvantaged students. In its report, *Proposed Construction of the Permanent Off-Campus Center of California State University, Hayward*, the Commission offered twelve conclusions and seven recommendations about the proposal, and in Recommendation 5 it asked for specific responses from the State University regarding its concerns:

5. That the California State University submit to the California Postsecondary Education Commission a supplemental report that will include the following items:

   5.1 A plan that demonstrates that transportation access to the Cowell Ranch site for students, faculty, and staff, as of the time the permanent center opens for classes, will satisfy the requirements of reasonable access specified in Criterion 8 of the Commission's *Guidelines and Procedures for the Review of New Campuses and Off-Campus Centers*. An environmental impact report should be included with this plan that assesses the transportation impacts associated with the establishment and phased growth of the Contra Costa Center to include mitigation measures as appropriate.

   Officials of the Office of the Chancellor of the California State University will confer with those of the California State Department of Transportation and appropriate community officials and groups, including faculty, staff and students, to agree on the essential components of the plan.

   The Office of the Chancellor shall report to the Commission as soon as possible on the results of these meetings.

   5.2 A complete description of how the center will serve disadvantaged students both programmatically and with regard to transportation access.

In Recommendation 6, the Commission stated "that the Governor and the Legislature approve no funding for construction of the permanent center until the State University has submitted and the Commission has reviewed and approved, each of the items in the supplemental report required by Recommendation 5."

In response to these recommendations, the State University developed a draft environmental impact report on August 26, 1988, and approved it in final form by action of the Board of Trustees on November 16, 1988. In addition, the State University contracted with DKS Associates of Oakland to survey students attending the current Pleasant Hill Center of the Hayward campus. The Governor's Budget for 1989-90 then included a total of $15,054,000 for infrastructure and a multi-purpose facility for the Contra Costa Off-Campus Center (Display 1, page 2).

Options confronting the Commission

The issue before the Commission is whether or not the California State University has satisfied the conditions it specified in its December 14, 1987, action. As the materials in Appendix A make clear,

DISPLAY 1 *Expenditures Included in the 1989-90 Governor's Budget for California State University, Hayward (Dollars in Thousands)*

State Building Program Expenditures	Actual 1987-88	Estimated 1988-89	Proposed 1989-90
06.64.069 Contra Costa Off-Campus Center, Infrastructure I This project will provide the first phase of the initial infrastructure to accommodate an ultimate campus size of 1,500 FTE.	-	-	$3,976
06.64.070 Contra Costa Off-Campus Center, Initial Facility This project will provide an initial multi-purpose facility with capacity for 1,000 FTES including lecture space, laboratories, faculty offices, library space, and miscellaneous administrative and support space.	-	$505	10,777
06.64.071 Contra Costa Off-Campus Center, Infrastructure II This project will provide the second phase of the initial infrastructure to accommodate an ultimate campus size of 1,500 FTE.	-	-	301
Other Nonstate Projects	$600	-	-
TOTALS, EXPENDITURES	$600	$505	$15,054
Higher Education Capital Outlay Bond Fund of 1988	-	*505*	*15,054*
Nonstate funds	*600*		

Source: Governor's Budget, 1989-90, p. E 116.

considerable divergence of opinion exists about whether or not its efforts to solve the transportation problems, particularly on Ygnacio Valley Road, will be successful. However, officials of the California State University are making every effort to mitigate these problems, including continued conversations with officials and developers in Contra Costa County.

Based on the materials submitted to the Commission since December 1987, the Commission could consider several options:

1. Find no need for a permanent off-campus center in Contra Costa County. This option is obviously not supported by the Commission's evaluation of need. The need for a center has been demonstrated beyond any reasonable doubt, primarily through the success of the existing center, but also by the support expressed by students, civic leaders, legislative representatives, and local residents.
2. Open the entire issue regarding site selection and ask the State University to examine other alternatives for a permanent site. In order to exercise this option, the Commission would have to reverse its action of December 14, 1987, in which it approved the Cowell Ranch site. In addition, even if other alternatives were considered, there is not strong evidence that they would come up with a site substantially better than that site.
3. Reaffirm Commission approval of the Cowell Ranch site but recommend selling surplus acreage not needed for the proposed permanent off-campus center. This option would not be wise, given the fact that it is a suitable site for a future full-service campus and could be used for other educational purposes such as a weekend conference center for continuing education.
4. Give unconditional approval without any requests for further reports on transportation conditions or enrollment growth. This option would be unsatisfactory since there should be continuing attention paid to transportation issues as well as thorough studies of possible future conversion to a full-service campus.
5. Approval of the Cowell Ranch Center and the material presented by the State University, with the condition that the State University (1) report to the Commission its positive steps to al-

leviate the transportation problems as it develops the Cowell Ranch site for a permanent off-campus center; (2) not convert the Contra Costa Center to a four-year campus until the enrollment of California State University, Hayward, equals or exceeds its current designed physical capacity; and (3) submit a complete justification for the conversion to the Commission at least two years in advance of the proposed conversion date.

The Commission recommends Option 5.

In the following paragraphs, the Commission summarizes the materials submitted by the State University that have led it to choose this option.

Development of supplementary materials by the California State University

Notice of preparation of the environmental impact report

On December 14, 1987, the California State University received a preliminary report from EIP Associates that indicated the need to prepare a formal environmental impact report relative to the Cowell Ranch site that would conform to all of the requirements of the California Environmental Quality Act. On the following day, the State University published a "Notice of Preparation," required by that Act, which stated the Trustees' intention to prepare an Environmental Impact Report. The notice included an assessment of the probable contents of the proposed report, including possible impacts in various environmental categories such as air and water pollution, plant and animal life, noise, fire hazards, archeological remains, and traffic congestion. As required by law (Public Resources Code, Section 21000 et. seq.), the State University forwarded the notice to the California State Clearinghouse within the Governor's Office of Planning and Research.

Once the State Clearinghouse received the notice, pursuant to normal practice it determined which State agencies should be designated as "responsible agencies," and consequently receive copies with a request to comment. Identification and notification of responsible federal and local agencies is solely the responsibility of the "lead agency" -- in this case the Trustees of the State University.

Eight State and local agencies responded to the Notice of Preparation and expressed reservations, offered suggestions, or sought to correct errors of fact. Some of those responding specifically noted possible traffic impacts, others suggested a more regional planning approach, while still others suggested such considerations as the joint use of facilities with the community. All of the letters submitted to the State University are included in Appendix A.

The environmental impact report

On August 26, 1988, the State University published *The California State University, Hayward Off-Campus Center Draft Environmental Impact Report*, which included eleven sections: (1) an introduction; (2) summary; (3) project description; (4) environmental setting, impacts, and mitigation measures; (5) growth inducements; (6) cumulative impacts; (7) unavoidable significant adverse impacts; (8) alternatives to the proposed project; (9) report preparation; (10) bibliography; and (11) appendices.

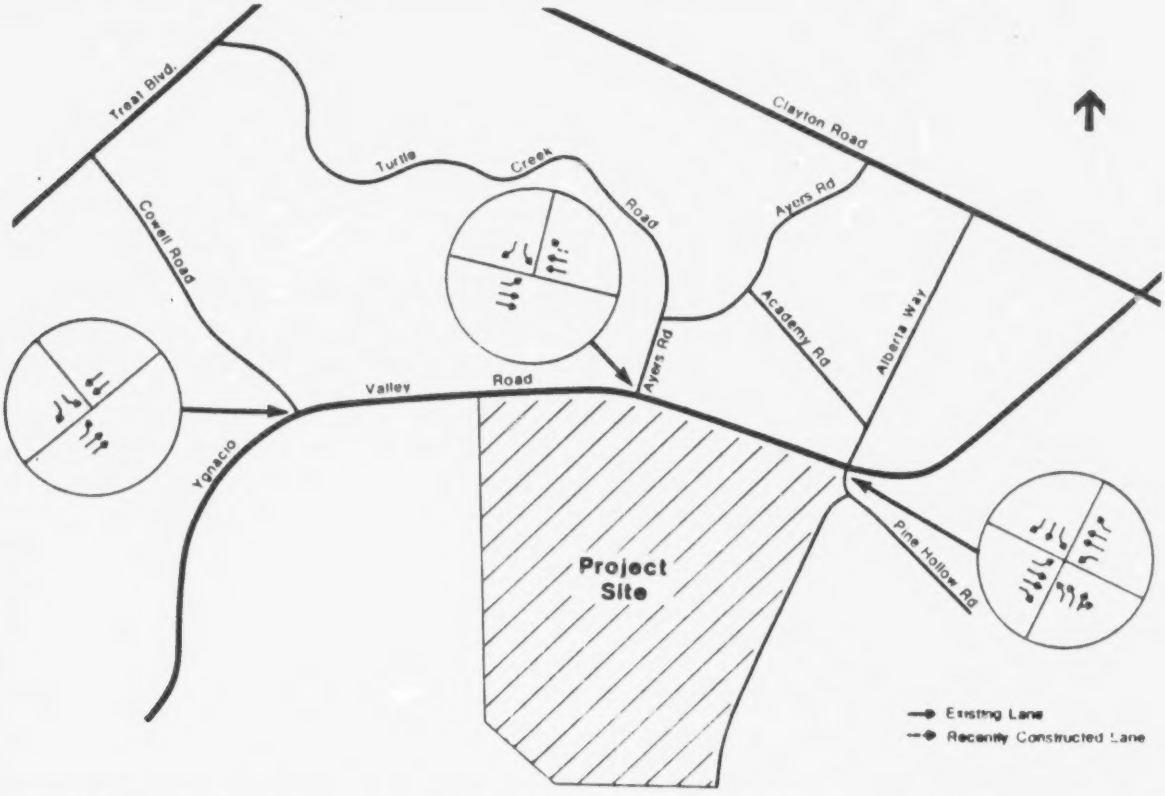
Within the fourth section on environmental setting, impacts, and mitigation measures, the report considered land uses and relationship to plans; housing and population; traffic and transportation; visual quality; public health; community services; utilities; cultural resources; soils, geology and seismicity; hydrology; vegetation and wildlife; air quality; and noise.

The traffic and transportation subsection encompassed 25 pages of the report and dealt with the area immediately surrounding the Cowell Ranch property -- in particular with three intersections along Ygnacio Valley Road adjacent to the property: those at Cowell Road, Ayers Road, and Alberta Way (Display 2, page 4).

The report recognized that "most of the vehicular access to and from the site will be via Ygnacio Valley Road" (pp. 4-11). It also noted that the period of heaviest traffic occurs between the hours of 5 p.m. and 6 p.m. -- the time most students and faculty attending or teaching at the center will arrive for classes.

The State University held a public hearing on the report on October 6, 1988. At the hearing, ten peo-

DISPLAY 2 Existing Roadway Geometrics, Contra Costa Off-Campus Site



Source: DKS Associates, reproduced in *The California State University, Hayward Off-Campus Center Draft Environmental Impact Report*, p. 4-12.

ple offered testimony, and 16 letters were submitted that became part of the "Summary of Comments and Responses" that were included in the Final Environmental Impact Report, which the Trustees approved on November 16, 1988. All of the comments and letters, plus a transcript of the public hearing, are reproduced in Appendix B.

The DKS Transportation Study

In addition to the contract with EIP Associates to develop the draft environmental impact report, the State University also contracted with DKS Associates to produce a transportation study of students attending the Pleasant Hill Center in Spring 1988. This study did not involve an analysis of the streets or intersections in the vicinity of the Cowell Ranch site but instead sought to determine the time of day that these students typically attended classes, the zip code of their residences, means of transportation, whether they traveled from home or work, the days of the week they attended, whether they would likely attend the new center on Ygnacio Valley Road, by what means they would reach the new site, and whether they would be willing to use public transportation.

According to DKS, "about 620 students filled out the survey, approximately one-half of the Spring 1988 student enrollment" (DKS, p. 3). About two-thirds of the students attended classes exclusively in the evening, with about one-fourth attending exclusively during the day, and 13 percent attending both day and evening classes. Almost all students -- 96.9 percent -- used their own cars and drove alone, with another 1.3 percent arriving as a passenger. Thus the survey found that very few students used

public transportation. Further, it indicated that virtually the same percentage of students (96.6) would use private transportation even if the center is relocated to Cowell Ranch.

Sixty-one and a half percent of the students reached the center from their homes, with 38.2 percent driving directly from work. Their origins were 8.8 percent from Alameda County, 65.2 percent from Contra Costa County, 5.6 percent from Solano County, 3.2 percent from San Francisco, and 16.9 percent from other locations.

An analysis of the residential zip codes appended to the DKS report, however, indicates that these points of origin varied somewhat from the actual residences of students attending the center. These data are shown in full detail in Appendix C and indicate that about three-fourths of the students actually lived in Contra Costa County, 85 percent in Contra Costa and Solano Counties, and about 98 percent in those two counties plus Alameda County. Six other counties were represented at the center, but they comprised less than 2 percent of the total.

The State University's transportation plan

On December 1, 1988, the State University submitted a paper entitled "Transportation Planning" (Appendix D). That paper noted that Ygnacio Valley Road is heavily impacted, especially during the evening hours, and that this was "an important consideration," as approximately two-thirds of the center's classes are scheduled in the evening. The paper indicated that the center would only increase traffic volumes by 6 percent -- an increase it regarded as "insignificant in its effect on total traffic in the area" -- and went on to state that the DKS study estimated that "the mean increase in commute time for students during the peak evening traffic period to Cowell Ranch is slightly more than four minutes compared to the present Pleasant Hill location" (p. 3). Finally, it proposed 15 mitigation measures to alleviate the traffic problem, including alternations in intersections adjacent to the site, provision for parking, establishing a bus stop on the site, and setting aside "a small unutilized area of property for a Park and Ride lot" (p. 4). These measures are listed in Display 3 on page 6.

Other studies of the transportation problems in Contra Costa County have indicated that traffic flow in the entire county is seriously impacted at the present time. As the DKS report noted:

> Contra Costa County will continue to grow during the coming decades, causing commute patterns in the county and region to change. Any significant improvement in the transportation problems facing Contra Costa County now and in the near future must rely on greater and more efficient use of public transit and better coordination of new jobs and construction of affordable housing (DKS, p. 13).

The plan to serve disadvantaged students

With its December 1, 1988 submission, the State University also submitted an attachment entitled "Service to Disadvantaged Students" (Appendix E). This document contained information on the ethnic and income distribution of Contra Costa County's population, reproduced in Displays 4 and 5 on pages 7 and 8 as well as extensive descriptions of the programs and services currently in place at the Pleasant Hill Center. It is the State University's intention to transfer all of these programs and services to the permanent center and to expand them as the center grows.

The services provided include those by Center staff members who act as liaison officers to the transfer centers located at each of the region's community colleges, including Contra Costa, Diablo Valley, Los Medanos, and Solano College. A wide array of student services are offered that are relatively typical for the State University's larger off-campus centers, including academic advising and class registration, financial aid advising and distribution of financial aid awards, counseling, placement office tapes and materials, testing for writing skills, delivery of prescriptions from the University Health Center, and provision of an on-site bookstore (Appendix E, p. 7).

The class schedule and curriculum are tailored to employed and/or re-entry students who desire to attend classes primarily in the evenings. This tends to be especially useful for women, who comprise about two-thirds of the Center's population.

The State University's report notes that the center is attended primarily by Caucasian students but adds that it maintains an Office of Student Affirmative Action whose purpose is to attract minority

DISPLAY 3 Difficulties Regarding Traffic and Access to the Cowell Ranch Site with Mitigation Measures Proposed by the Trustees of the California State University

1. Degradation of Ayers Road/Ygnacio Valley Road intersection from Level of Service (LOS) A to LOS F.
   Mitigation: Allow only right turn in and right turn out.
   CSU Response: Included as part of Master Plan.

2. Degradation of Alberta Way/Ygnacio Valley Road Intersection from LOS E to LOS F.
   Mitigation: Contribute to upgrade of intersection to accommodate new volumes of traffic.
   CSU Response: Support widening of Alberta Way, Ygnacio Valley Road, and signalization upgrade.

3. Parking demand for 1,400 spaces.
   Mitigation: Supply 1,400 parking spaces of parking on-site.
   CSU Response: Included as part of Master Plan.

4. Provide access for deliveries, public transportation, and handicap parking close to building.
   Mitigation: Provide loop vehicle drop-off loading zone and handicap parking spaces adjacent to building.
   CSU Response: Included as part of Master Plan.

Additionally, other suggestions have been made to facilitate accessibility to the site. The suggestions and the CSU response is provided below:

5. Provide for a Central Contra Costa Transit Authority (CCCTA) bus stop on the site.
   CSU Response: Included as part of Master Plan. Modification of bus routes will be negotiated with CCCTA.

6. Modify evening class schedules to minimize conflicts with rush hour traffic.
   CSU Response: This suggestion cannot be implemented for the Center's four unit evening classes.

7. Set aside a small unutilized area of property for a Park and Ride lot.
   CSU Response: This is a potential point for negotiation, e.g., CSU might be able to provide the land, cooperating agencies could provide asphalt, security, insurance, and assist with road modifications as needed.

8. Provide secure bicycle parking.
   CSU Response: Included in Master Plan.

9. Provide a car pool matching service.
   CSU Response: CSU, Hayward will consider ways to facilitate car pooling.

10. Sell transit passes at the Center.
    CSU Response: CSU, Hayward will coordinate with CCCTA to sell such passes.

11. Provide a fee/permit parking system with no free parking (to encourage use of public transportation).
    CSU Response: Included in project planning according to CSU policy.

12. Provide parking for handicapped persons.
    CSU Response: Included in Master Plan.

13. Identify truck loading and trash pickup areas.
    CSU Response: Included in project planning.

14. Provide pedestrian circulation system from parking lot to Center facilities.
    CSU Response: Included in Master Plan.

15. The Environmental Impact Report suggests that the addition of one traffic lane in either direction to Ygnacio Valley Road could significantly improve traffic flow.
    CSU Response: The determination of which agency or agencies will contribute to traffic improvements that benefit all users cannot be resolved prior to data being collected and experience being gained as to the impact of the Center on traffic. The CSU does recognize, however, that it may be called upon to assist in such a mitigation measure, at the location of the Center, if traffic flow to and from the Center is significant. (It should be noted that widening Ygnacio Valley Road immediately in the vicinity of the Center without extending that effort over some distance would only seem to create a traffic bottleneck. A comprehensive plan is necessary which is beyond the control or resources of the CSU.)

Source: "Transportation Planning" Paper, pp. 3-6.

DISPLAY 4 Ethnic Distribution of the Contra Costa County Population

City	Population	Percentages White	Black	Asian	Hispanic
Alamo	12,000	97	0	1	4
Antioch	51,800	89	1	3	14
Brentwood	6,100	76	1	2	40
Clayton	4,830	95	1	3	5
Concord	108,000	91	2	4	7
Crockett[1]	3,000	94	0	0	13
Danville	28,150	96	1	2	3
El Cerrito	23,400	71	10	16	5
El Sobrante[1]	22,000	90	3	3	8
Hercules	11,600	46	12	37	11
Kensington	5,350	89	3	6	3
Lafayette	22,500	95	0	3	3
Martinez	28,800	92	2	3	8
Moraga	15,500	93	1	5	2
Orinda	17,250	95	1	3	2
Pinole	15,000	87	4	5	8
Pittsburg	41,600	61	20	7	19
Pleasant Hill	28,950	93	1	3	6
Richmond	78,700	40	48	5	10
Rodeo	8,500	74	9	12	11
San Pablo	21,350	68	16	5	17
San Ramon	27,450	92	2	5	5
Walnut Creek	62,100	94	1	4	3
Total of listed cities	643,930	81	9	5	9
Countywide Total[2]	734,500				

1. Crockett and El Sobrante data are from the respective city offices.
2. Countywide total includes unincorporated areas that are not included within city boundaries.

Sources: Population - California Department of Finance, Population Research Unit, 1987
Ethnic data source: 1980 census. Hispanics are also counted as white so totals will exceed 100 percent.

students and to make them aware of the educational opportunities available. It mentions a number of programs and activities that are specifically directed towards the accomplishment of this goal.

Moving the center from Pleasant Hill to the Cowell Ranch site will make access more difficult for certain disadvantaged groups -- principally those living in Richmond and in the cities west and northwest of the site. At the same time, other disadvantaged residents in such cities as Pittsburgh and Antioch will find access to be easier.

The question of alternatives

The Draft Environmental Impact Report devoted several pages to a consideration of four alternatives to the proposed center: (1) no project; (2) alternative site uses; (3) alternative site designs; and (4) alternative site locations (Appendix F). The major reason for rejecting alternatives such as expansion of the current facilities in Pleasant Hill or relocation to an office park along Highway 680 is that such a location "is not likely to provide a 'campus-like' setting that would provide the optimum educa-

DISPLAY 5 Average Household Income and Percent Minority Population of Surrounding Cities

City	Average Household Income	Percent Minority Population
San Pablo	$26,452	38
Richmond	32,216	63
Pittsburg	32,886	46
Crockett	37,141	13
Rodeo	37,141	32
Brentwood	37,372	43
Antioch	38,524	18
Concord	40,830	13
Pleasant Hill	42,234	10
Martinez	42,528	13
Pinole	44,561	17
El Cerrito	45,630	31
Hercules	54,768	60
San Ramon	58,143	12

Source: The California State University, *Service to Disadvantaged Students*, December 1988, p. 3.

tional environment that the California State University intends to create with the development of this center" (ibid., p. 8-5).

Other actions by the State University

In the Commission's December 1987 report on the permanent center, it recommended that the State University "confer with . . . the California State Department of Transportation and appropriate community officials and groups, including faculty, staff, and students, to agree on the essential components of the plan" (p. 38). Officials of the Department of Transportation stated that they had no comments regarding the project (Appendix G), and the State University provided the Commission on January 11, 1989 with a list of consultations it has held regarding the Contra Costa project (ibid.).

Additional letters and other materials from faculty, students, and other community officials and individuals are contained in Appendix H.

The issue of a full-service campus

In its 1987 report, the Commission noted that Contra Costa is a growing county, although not among the fastest growing of the State. In total growth, it ranks twelfth among the 30 counties with over 100,000 population, and its growth rate ranks twenty-first among the same group of 30. As shown in Display 6 at the top of the opposite page, the Department of Finance projects Contra Costa County's total growth between 1990 and 2020 to be 257,524. However, among the primary college-going age groups -- those between the ages of 18 and 34 -- the growth over the same period is only 12,662 people. Among the age groups most likely to attend an upper-division and graduate off-campus center -- those between 25 and 34 years -- the growth is 2,937 individuals.

It was principally because of the strong growth in San Diego County that the Commission recommended approval of a full-service campus in San Marcos on January 23, 1989. Using the same analytical methodology for Contra Costa County, and similarly applying the Commission's criteria for approving new campuses, it is clear that a full-service campus in Contra Costa County cannot be justified through the year 2020. It is always possible, of course, that the 1990 census figures may alter current projections, but it is unlikely that any alteration will change the projection of 12,662 individuals between 18 and 34 to any number high enough to warrant a full-service campus.

Further, California State University, Hayward, continues to enroll some 3,000 full-time-equivalent students fewer than its designed physical capacity can accommodate -- a circumstance that also militates against construction of a full-service campus in Contra Costa County.

Given these projections of Contra Costa County's enrollment potential as well as the excess capacity of the Hayward campus, it appears that a full-service campus in Contra Costa County is not justifiable in the foreseeable future.

Conclusions

Based on the above evidence, the Commission has reached these three conclusions:

DISPLAY 6 Projected Contra Costa County Population Growth, 1990 to 2020, by Age Cohort

Age Cohort	1990	1995	2000	2005	2010	2015	2020	Total Growth 1990-2020
Under 18	190,360	207,286	214,675	213,504	214,090	219,193	230,588	40,228
18 - 24	67,385	60,468	66,239	77,638	82,379	81,441	77,110	9,725
25 - 29	66,474	57,532	49,316	52,812	60,285	66,664	65,045	(1,429)
30 - 34	68,281	72,640	63,501	54,189	58,400	65,375	72,647	4,366
35 - 49	176,183	198,880	212,092	216,696	200,406	185,666	186,168	9,985
50 - 64	110,575	125,209	153,907	175,482	198,400	209,935	214,690	104,115
Over 64	89,571	102,881	110,828	120,705	136,198	160,959	180,105	90,534
Total	**768,829**	**824,896**	**870,558**	**911,026**	**950,158**	**989,233**	**1,026,353**	**257,524**
Total, 18-34								**12,662**

Source: California State Department of Finance, Report No. 86-P-3

1. The need for an off-campus center in Contra Costa County has been demonstrated beyond any reasonable doubt, primarily through the success of the existing center but also by the vocal support expressed by students, civic leaders, legislative representatives, and local residents.

2. A permanent center is preferable either to the continuation of the present lease agreement with the Mt. Diablo Unified School District or to the relocation of the center to other leased quarters. Were there any substantial doubt about the ability of Contra Costa County to support a sizable off-campus operation, continuation in leased spaced would be a more prudent alternative, but there are no such doubts in evidence. Further, permanency has the advantage of community identity and the opportunity to construct modern facilities that will meet the unique needs of State University students. Finally, the construction of permanent facilities, while more expensive in the short run, is more cost effective in the long run.

3. While the transportation problems remain severe, they predate the proposed creation of the Cowell Ranch Center and the California State University has made every effort to carry on conversations with officials and developers in Contra Costa County to mitigate these problems.

Recommendations

1. **The Commission reiterates its previous recommendation approving a permanent off-campus center to be located at the site generally known as Cowell Ranch on Ygnacio Valley Road in Concord.**

2. **The California State University shall periodically report to the Commission its positive steps to alleviate the transportation problems as it develops the Cowell Ranch site for a permanent off-campus center.**

3. **Until such time as the enrollment at California State University, Hayward, equals or exceeds its current designed physical capacity, the Contra Costa Center shall not be converted to a four- year campus.**

4. **If and when the Trustees of the California State University consider it appropriate to convert the Contra Costa Center to a four-year campus, the State University shall submit a complete justification for the conversion at least two years in advance of the proposed conversion date. This justification will include full consultation with area community colleges and the Board of Governors of the California Community Colleges.**

Appendix A

Letters Responding to the Notice of Preparation for the Cowell Ranch Environmental Impact Report

James W. Cutler, Chief of Comprehensive Planning, Contra Costs County 13

Kevin Roberts, Director, Community Development Department, City of Walnut Creek 15

Raymond E. Menebroker, Chief, Project Assessment Branch, Stationary Source Division, California State Air Resources Board 17

Brian Hunter, Regional Manager, Region 3, California State Department of Fish and Game 19

David Golick, Senior Planner, City of Concord 21

Dennis J. O'Bryant, Environmental Program Coordinator, California State Department of Conservation 25

John Sindzinski, Manager of Service Development, Central Contra Costa Transit Authority 29

Milton Feldstein, Air Pollution Control Officer, Bay Area Air Quality Management District 31

Community
Development
Department
County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez, California 94553-0095

Phone: 646-2035

Contra
Costa
County

Harvey E. Bragdon
Director of Community Development

January 28, 1988

Ben L. Prewitt
California State University
Physical Planning & Development
P. O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt,

Thank you for the opportunity to review the Notice of Preparation of a Draft Environmental Impact Report for the California State University Hayward Contra Costa Off-Campus. There are several issues and opportunities associated with the project which need to be addressed in the Draft EIR.

The Initial Study on page 3, item 13a, states that the site has entrance and egress to and from Route 24. While that road is in the vicinity, the main road available for access is Ygnacio Valley Blvd. Other major roads in the vicinity such as Kirker Pass Road, Treat Blvd., Cowell Road, Clayton Road, Route 242, and Interstate 680 provide connecting links to the site.

The Ygnacio Valley/Treat Blvd. corridor is one of the most heavily used arterial facilities in Contra Costa County. The EIR should address potential impacts in this corridor, from the proposed site to Interstate 680, as well as impacts to other facilities providing access to the site. If found necessary, one possible mitigation measure would be a comprehensive transportation systems management (TSM) program. Such a program should be coordinated with the County, the Cities of Concord and Walnut Creek, and the Central Contra Costa Transit Authority.

This State property abuts open space and park lands administered by the Cities of Concord and Walnut Creek. It is adjacent to a regional trail system operated by the East Bay Regional Park District. The Draft EIR needs to review ways to integrate the use of the State property with those facilities to the advantage of both. A trail connection across this site which would ultimately connect with Mt. Diablo State Park has long been dreamed of. The Draft EIR should examine the potential for this occurring and how these potentials can be linked to the school curriculum.

This part of the County has historically been troubled with soil instability and land slides. While not restricting development on the site, the location of structures need to be determined with this in mind. Hopefully, a geotechnical investigation is being developed as a background effort for the study.

We look forward to being involved in the development of this exciting project for the County. Feel free to give me a call at (415) 646-2035 if I can be of assistance.

Sincerely yours,

James W. Cutler

James W. Cutler
Chief of Comprehensive Planning

JWC/jb
41JWC/prewit.ltr

19

14

4)

Walnut
city of Creek

January 12, 1988

Ben L. Prewitt, Chief Design and Construction
California State University
Physical Planning and Development
P.O. Box 92229
Long Beach, CA 90800-2229

SUBJECT: Notice of Preparation, California State University
Hayward Contra Costa Off-Campus Center, Master & Grading Plan

Dear Mr. Prewitt,

Thank you for the opportunity to comment on the scope and content of the proposed Hayward Contra Costa Off-Campus Center Environmental Impact Report (EIR). Because of Walnut Creek's proximity to the project we are quite concerned about the transportation impacts on our already congested major east/west arterials, particularly Ygnacio Valley Road.

We strongly disagree with the initial study's conclusion that the project will not result in a substantial impact on the existing transportation system. According to the Notice of Preparation, the campus's ultimate enrollment will be 5000 students. However, we have also been informed that the State University is projecting an ultimate enrollment of 15000 students. According to Institute of Transportation Engineers (ITE) trip generation rates, an enrollment of 5000 students will result in approximately 12000 daily trips, an enrollment of 15000 students will result in an estimated 36,000 daily trips. Because Ygnacio Valley Road provides the most direct connection to both I-680 and Highway 24, a substantial proportion of those trips will occur on Ygnacio Valley Road. Therefore, the EIR should include an analysis of the projected impact of the campus's full ultimate enrollment on Ygnacio Valley Road from the project site to the I-680 interchange. Specifically, the EIR should include an analysis of the project's impact on the peak hour level of service at the following intersections on Ygnacio Valley Road:

Oak Grove Road
Bancroft Road
Homestead Avenue
Civic Drive
Main Street
California Boulevard

20

We recommend that the EIR address the following questions:

What provisions will be made for alternative means of transportation? Does the University intend to provide a van or shuttle from BART similar to those used by other University of California campuses? What improvements will be made on-site and off-site for use of bicycles and carpooling?

The EIR should discuss the school's programming schedule. Will upper division/post graduate classes be offered throughout the day, in the evenings, and on weekends? Are these classes catering to full-time students, or for students who are working and completing their degrees part time? Is the student body expected to commute to the campus from neighboring communities, or will the school be attracting students who will be moving to the area to attend classes full time?

The EIR should also address the need for student and faculty housing in the area. Is on-campus housing being proposed as part of the development? Is there sufficient and affordable off-site housing near the proposed campus? If not, does the California State University intend to provide off-site housing?

Will the campus development include any facilities that could be used by the general public, i.e. a theatre, gym, athletic track, swimming pool, etc.? The EIR should include a discussion of these facilities and the impacts on the surrounding community.

If you would like to discuss this further, please contact Natalie Fay, Transportation or Marge Kimmerer, Planning at (415) 943-5834. Again, thank you for the opportunity to present our initial comments. WE look forward to reviewing the draft EIR.

Very truly yours,

Kevin Roberts

Kevin Roberts, Director
Community Development Department

cc: City Council
City Manager
Planning Commission
Transportation Commission

188

21

STATE OF CALIFORNIA
AIR RESOURCES BOARD
1102 Q STREET
P.O. BOX 2815
SACRAMENTO, CA 95812

GEORGE DEUKMEJIAN, Governor

January 15, 1988

Mr. Ben L. Prewitt
California State University
P.O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt:

SCH No. 87121514
City of Concord
California State University, Hayward
Contra Costa Off-Campus Center

We have reviewed your December 15, 1987 Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the CSUH Contra Costa Off-Campus Center. We thank you for the opportunity to comment.

PROJECT DESCRIPTION:

The project is a proposal for construction of an off-campus facility for California State University, Hayward postgraduate students in the City of Concord. The center is designed to house 1,000 students initially and 5,000 by year 1991/92.

COMMENTS:

Your initial study included with the NOP indicates that the project will result in a substantial increase in air emissions or deterioration of ambient air quality. We agree, as the project will include the following activities: site preparation and construction, generation of substantial additional vehicular movement, increase in population, and thus additional air pollutant emissions.

To assure a thorough analysis of the potential environmental impacts of the proposed project, the DEIR should include an air quality impact analysis and place emphasis on the identification of measures to mitigate the project's emissions to the maximum extent feasible.

Enclosed are our "Guidelines for Air Quality Impact Assessment" and the Bay Area Air Quality Management District's "Air Quality and Urban Development Guidelines for Assessing Impacts of Projects and Plans." These guidelines describe the types of information which should be contained in the DEIR and

include a list of mitigation measures which we recommend you review for their applicability to this project.

Please note that mitigation measures chosen to reduce the length and frequency of automobile trips should be designed to fit specific project conditions and the potential emission reductions should be quantified. In addition, we recommend that the DEIR identify who is to implement each mitigation measure at various phases of project implementation; identify needed financial commitments and requirements for future residents, tenants, or employees; and include a process for monitoring the implementation.

If we can provide additional information or assistance, please contact Al Ghaffari of the Industrial Projects Section at (916) 322-9336.

Sincerely,

Raymond E. Menebroker, Chief
Project Assessment Branch
Stationary Source Division

Enclosure

cc: Loreen McMahon, OPR
Jean Roggenkamp, BAAQMD
Ed Boyle, Caltrans District 4
Mark Brucker, EPA Region IX
Robert Patrick, Jr., Central Contra Costa Transit Authority

23

STATE OF CALIFORNIA—THE RESOURCES AGENCY GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF FISH AND GAME
POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
~~946-2XXX~~ 944-5500

January 21, 1988

Mr. Ben L. Prewitt
California State University
P.O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt:

Subject: California State University/Hayward's Notice of Preparation (NOP) for Master and Grading Plan for CSU Hayward/Contra Costa Off-Campus Center in Concord, Contra Costa County, SCH# 87121514

Department of Fish and Game (Department) personnel have reviewed the NOP for the CSU Hayward/Contra Costa Off-Campus Center in Concord. The project consists of a permanent facility on a 384 acre site, for occupancy in 1991/92. We have the following comments:

The NOP includes a map of the site, which is located off Ygnacio Valley Road, near Pine Hollow Road. The map shows that a creek runs through the east side of the property. This drainageway is known as Galindo Creek. U.S.G.S topographic maps also indicate that another, unnamed creek runs along the western boundary of the site. A complete description of the creeks should be provided in the draft Environmental Impact Report. It is the policy of this Department that a project should cause no net loss of either wetland acreage or wetland habitat value; therefore, we recommend that construction be limited to areas outside the creeks. Additionally, a minimum 100-foot buffer, measured outward from each creek bank, should be provided to protect the creek and its habitat and to provide a travel corridor for wildlife. Impacts to the creeks as a result of the project should be identified and discussed. Impacts would include, but are not limited to, fill, road crossings, culverts, and removal of vegetation. Mitigation for all impacts should be provided in the document.

Any work done in the creeks would require a Streambed Alteration Agreement with this Department. The Department has direct jurisdiction under Fish and Game Code Section 1601-03 in regard to any proposed activities that would divert or obstruct the natural flow or change the bed, channel or bank of any stream. We recommend early consultation since modification of the proposed project may be required to avoid impacts to fish and wildlife resources. Formal notification of proposed channel modifications under Fish and Game Code Section 1603 should be made after all

other permits and certifications have been obtained. Work cannot be initiated until a Streambed Alteration Agreement is executed.

The Army Corps of Engineers also has jurisdiction over streams and creeks under Seciton 404 of the Clean Water Act. If work is to be done in the creeks, we recommend that the Corps be contacted to determine if they have jurisdiciton and require a permit.

The document should identify and provide acreages for habitats on site. A map showing creeks and habitat types with an overlay of the area of development would be useful.

Surveys should be conducted for any rare, threatened or endangered species which may exist on site. Impacts to these species and their habitats should be avoided. Impacts which are unavoidable should be identified and appropriate mitigation provided.

Department personnel are available to address our concerns in more detail. To arrange a meeting, please contact Terry Palmisano, Wildlife Biologist, at (415) 484-2586; or Theodore Wooster, Environmental Services Supervisor, at (707) 944-5500.

Sincerely,

W Bunkelman
for

Brian Hunter
Regional Manager
Region 3

City of Concord

one Number (415) 671-3152
ANNING DEPARTMENT

CITY COUNCIL
Colleen Coil, Mayor
June V. Bulman, Vice Mayor
Diane Longshore
Ronald K. Mullin
Stephen L. Weir
Michael T. Uberuaga, City Manager

January 13, 1988

Mr. Ben L. Prewitt
Chief, Design and Construction
Physical Planning and Development
California State University
P.O. Box 92229
Long Beach, CA 90800-2229

Re: Notice of Preparation
CSU/Hayward - Contra Costa Off-Campus Center

Dear Mr. Prewitt:

Thank you for submitting to us the Notice of Preparation of a draft environmental impact report for the California State University, Hayward - Contra Costa Off-Campus Center Master and Grading Plan. As you are probably aware, the project site is located within the Concord sphere of influence and the Concord city limits.

I will be the primary contact person for this project. However, you may contact the following City of Concord staff members regarding these specific topic areas:

Roy Parker, Deputy Public Works Director - Traffic and Transportation Issues:
(415) 671-3374

Jim Wyles, Associate Civil Engineer - Grading, Storm Drains, Sanitary Sewers:
(415) 671-3101

Ray Panek, Assistant Planner - Coordination with Newhall Project:
(415) 671-3174

I. Initial Study

We reviewed your initial study and offer the following comments. Please call me at (415) 671-3166 so we may discuss them. First, CALTRANS has renamed route 24; it now should be referred to as route 242. Second, it appears you have made somewhat liberal use of the "no" category on the form. Some of the topics judged "no" do, in fact, require further study - such as sanitary sewers and storm drains. This City does not want to see the Initial Study used to limit the scope of the EIR in regard to issues which are important to us and require additional study.. Third, we do not understand your determination

on page 6. You checked all three possible determinations; however, the first and last determinations are opposite conclusions, and you offer no mitigation measures for the second determination. Finally, we suggest that you contact your counsel regarding the advisability of writing findings for the answers in your initial study.

II. Traffic and Transportation Issues

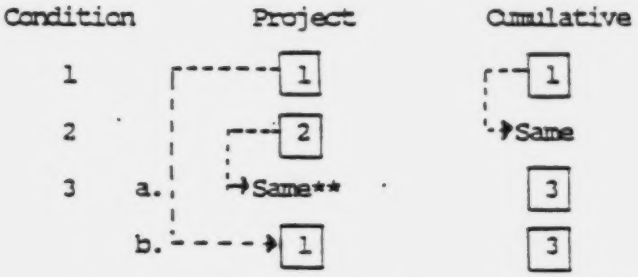
Roy Parker, Deputy Public Works Director/Transporation, suggests that your traffic study follow the same format as the traffic study for the Newhall/South Study Area EIR because of the close proximity of the two projects, they impact the same streets, and they are within the same time frame. The Newhall/South Study Area EIR transportation study is under the direction of Bill Hurrell of Wilbur Smith and Associates at (415) 896-0676. The following format is being used:

Condition:

1. Existing Conditions (1988)

	Project	Cumulative	Mitigations To have LOS D
2.	Buildout (assume 1993) of Project Area	Stays at Existing (1988) (same as 1 above)	@ Condition 2 Time Frame (1993)
3.	a. Buildout (same as 2 above)	Buildout of Cumulative Area*	@ Condition 3 Time Frame*
	b. No Build of Project	Buildout of Cumulative Area*	@ Condition 3 Time Frame*

*This is at the General Plan or more specific level if possible.



** The 3.a. line will include Project Buildouts of alternative sizes.

This means two conditions under Project and two conditions under Cumulative. These are combined into four different combinations.

III. Engineering Issues

Aside from traffic and transportation issues discussed above, our Public Works Department wants to review the scope of services and actual technical studies for storm drainage, sanitary sewers, and site grading. Please contact Jim Wyles, Associate Civic Engineer for the City, for details.

IV. Newhall/South Study Area EIR

The City has a contract with the Planning Collaborative to prepare an EIR for a proposed residential project immediately east and south of your site. It is imperative to coordinate your EIR studies with those of the Planning Collaborative. The Planning Collaborative has been instructed by the City to coordinate their work with you. You may reach Jeff Loux, Principal, and Scott Gregory, Project Manager, for the Planning Collaborative at (415) 398-8197.

Coordination is needed between the two studies in the following areas:

A. Traffic impact reports including land use assumptions at build-out of all adjacent properties including the Newhall/Sand Quarry Site.

B. Traffic circulation, street extensions and alignments.

C. The location of bus stops, trails, bicycle routes and walkways.

D. Infrastructure needs - including sizing, capacities, phasing of improvements, and build-out assumptions. In regard to hydrology and drainage, a Galindo Creek channel study must include creek capacity, aesthetic treatment, and the need for a retention basin.

E. Impacts on Newhall Project - The impact of the college site project on the proposed Newhall residential development needs to be discussed. Study areas include noise (from parking areas, athletic fields, etc.) and air quality.

F. Grading - The grading plans of both projects must be coordinated. Also, grading on one site can effect existing vegetation on the other site.

G. Visual and Aesthetic Considerations - The site plans of both projects should be coordinated to help assure positive impacts.

V. Police Issues

The EIR should discuss methods of policing the site. Will there be an on-site campus police force? How would thie college police force coordinate its activities with the Concord Police Department?

Please do not hesitate to call us regarding the preparation of this EIR or other issues regarding the construction of a state college facility in Concord. We look forward to this project and working with you during the planning process.

Very truly yours,

David Golick
Senior Planner

DG:gh

cc: Michael T. Uberuaga, City Manager
Edward H. Phillips, Acting Planning Direcor
Ken Scheidig, City Attorney
George Straka, Police Chief
Michael Vogan, Acting Public Works Director
Roy Parker, Deputy Public Works Director/Transportation
Jim Wyles, Associate Civil Engineer
Ray Panek, Assistant Planner

calstate

STATE OF CALIFORNIA—THE RESOURCES AGENCY GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF CONSERVATION
DIVISION OF ADMINISTRATION
DIVISION OF MINES AND GEOLOGY
DIVISION OF OIL AND GAS
DIVISION OF RECYCLING

1416 Ninth Street
SACRAMENTO, CA 958
(916) 322-587
TDD (916) 324-255

January 20, 1988

Mr. Ben L. Prewitt
California State University
P.O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt:

Subject: NOP for CSU Hayward Master and Grading Plan, Contra Costa Co., SCH #87121514

Thank you for forwarding the NOP for CSU Hayward/Contra Costa Ca. Off-Campus Center near Concord.

The Department's Division of Mines and Geology (DMG) has special expertise in evaluating geologic and seismic hazards, as well as mineral resource issues, and we will review the relevant information and analysis when we receive your document from the State Clearinghouse.

DMG Note 46, enclosed, is used as a guide by DMG staff when reviewing Draft EIRs. It contains a checklist of potential environmental impacts related to geology, seismology and mineral resource conservation, which you should consider in preparing the EIR.

Because of your proximity to a Special Study (fault) Zone (Walnut Creek), we suggest the following references be used in preparing the DEIR.

Hart, E.W., 1985, Fault-rupture hazard zones in Cal: CDMG, Special Publication 42 (Walnut Creek quadrangle).

Mintier, J.L., and Stromberg. P.A. 1983. Seismic safety at the local level: Does planning make a difference? In E.W. Hart, S.E. Hirschfeld, and S.S. Schultz (eds.), Proceedings, Conference on Earthquake Hazards in the Eastern San Francisco Bay Area. Special Publication 62. Sacramento: California Division of Mines and Geology, p. 425-437.

Mintier, J.L., and Stromberg, P.A., 1983. Seismic safety at the local level: Does planning make a difference? California Geology 36, 7: 148:154.

30

25

Davis, J.F., and others, 1982, Earthquake planning scenario for a magnitude 8.3 earthquake on the San Andreas fault in northern California Division of Mines and Geology Special Publication 61.

If you have any questions regarding these comments, please contact Zoe McCrea, Division of Mines and Geology Environmental Review Officer, at (916) 322-2562.

Dennis J. O'Bryant
Environmental Program Coordinator

ZM:DJO:dlw
0537H

Enclosure

cc: Zoe McCrea, Division of Mines and Geology
Ed Kiessling, Division of Mines and Geology

GUIDELINES FOR GEOLOGIC/SEISMIC CONSIDERATIONS IN ENVIRONMENTAL IMPACT REPORTS

The following guidelines were prepared by the Division of Mines and Geology with the cooperation of the State Water Resources Control Board to assist those who prepare and review environmental impact reports.

These guidelines will expedite the environmental review process by identifying the potential geologic problems and by providing a recognition of data needed for design analysis and mitigating measures. All statements should be documented by reference to material (including specific page and chart numbers) available to the public. Other statements should be considered as opinions and so stated

1. CHECKLIST OF GEOLOGIC PROBLEMS FOR ENVIRONMENTAL IMPACT REPORTS

GEOLOGIC PROBLEMS		Could the project or a geologic event cause environmental problems?			Is this conclusion documented in attached reports?	
PROBLEM	ACTIVITY CAUSING PROBLEM	NO	YES	ENVIRONMENTAL PROBLEMS	NO	YES
EARTHQUAKE DAMAGE	Fault Movement					
	Liquefaction					
	Landslides					
	Differential Compaction/ Seismic Settlement					
	Ground Rupture					
	Ground Shaking					
	Tsunami					
	Seiches					
	Flooding					
	(Failure of Dams and Levees)					
LOSS OF MINERAL RESOURCES	Loss of Access					
	Deposits Covered by Changed Land-Use Conditions					
	Zoning Restrictions					
WASTE DISPOSAL PROBLEMS	Change in Groundwater Level					
	Disposal of Excavated Material					
	Percolation of Waste Material					
SLOPE AND/OR FOUNDATION INSTABILITY	Landslides and Mudflows					
	Unstable Cut and Fill Slopes					
	Collapsible and Expansive Soil					
	Trench-Wall Stability					
EROSION, SEDIMENTATION, FLOODING	Erosion of Graded Areas					
	Alteration of Runoff					
	Unprotected Drainage Ways					
	Increased Impervious Surfaces					
LAND SUBSIDENCE	Extraction of Groundwater, Gas, Oil, Geothermal Energy					
	Hydrocompaction, Peat Oxidation					
VOLCANIC HAZARDS	Lava Flow					
	Ash Fall					

For a list of geologic maps and reports available from the California Division of Mines and Geology, write to the California Division of Mines and Geology, P.O. Box 2980, Sacramento, CA 95812, or visit our District offices in SACRAMENTO, 1416 9th Street, (916) 445-5716; SAN FRANCISCO, Room 1022, Ferry Building, (415) 557-3633; LOS ANGELES, Room 1065, 107 South Broadway, (213) 620-3560

ADMINISTRATIVE OFFICES
2477 ARNOLD INDUSTRIAL WAY
CONCORD, CA 94520-5327
(415[illegible]-1976

The County Connection

CUSTOMER SERVICES/
TRANSPORTATION CENTER
1990 N. CALIFORNIA BLVD., SUITE 100
WALNUT CREEK, CA 94596-3739
(415) 676-7500

January 8, 1988

Ben L. Prewitt, Chief
Design and Construction
California State University
Physical Planning and Development
P.O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt:

The Central Contra Costa Transit Authority recently received your Notice of Preparation of a draft E.I.R. concerning the planned construction of an off-campus center for the State University, Hayward, along Ygnacio Valley Rd. in Contra Costa County.

As the provider of local public transit at the project site, we are most interested in your E.I.R. and campus plans. In particular, our concerns relate to anticipated demand for public transit to the site and traffic congestion along Ygnacio Valley Rd. that may result from this campus.

We note that the Initial Study indicates that there will be additional vehicle trips to and from the site as well as a need for parking. However, the report indicates that the project will not substantially impact the existing transportation systems. While we can understand this assessment as it narrowly relates to site grading, we are concerned about the longer-term impacts once the campus is occupied.

Please contact me at the above address or phone number if you have any questions regarding this response.

Sincerely,

John Sindzinski

John Sindzinski
Manager of Service Development

[illegible]RLY LANE
[illegible]
of Danville
DAVLE B. UILKEMA
City of Lafayette
DIANE SCHINNERER
VICE CHAIR
City of San Ramon
CHARLES W. FEYH
City of Martinez
WILLIAM DAGEL
SECRETARY
City of Orinda
A.G. DESSAYER
Town of Moraga
CAROLYN SOVAT
City of Clayton
JOHN L. MULHALL
City of Pleasant Hill
JUNE BULMAN
City of Concord
GAIL MURRAY
City of Walnut Creek
ROBERT I.
SCHRODER
Contra Costa County
ROBERT C. PATRICK, JR.
GENERAL MANAGER

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

ALAMEDA COUNTY
Edward R. Campbell
Shirley J. Campbell
Chuck Conca
Frank H. Ogawa

CONTRA COSTA COUNTY
Paul L. Cooper
Sunne Wright McPeak

MARIN COUNTY
Al Aramburu
(Chairperson)

NAPA COUNTY
Harold I. Moskowite

SAN FRANCISCO COUNTY
Harry G. Britt
Jim Gonzalez

SAN MATEO COUNTY
Gus J. Nicolopulos
Anna Eshoo

SANTA CLARA COUNTY
Rod Diridon
Ralph P. Doetsch, Sr.
(Vice-Chairperson)
Roberta H. Hughan
Susanne Wilson
(Secretary)

SOLANO COUNTY
Osby Davis

SONOMA COUNTY
Helen B. Rudee

January 13, 1988

Ben L. Prewitt
California State University
Physical Planning & Development
P.O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt:

We have reviewed the NOP for a DEIR for California State University Hayward Contra Costa Off-Campus Center, Master and Grading Plan. The project is to develop a 384 acre site into a campus within the City of Concord, along Ygnacio Valley Road. The Environmental Checklist and Initial Study recognize that air quality degadation could be a problem.

Please send the DEIR, and/or any other documents for review, directly to our Planning Division. We are not a State Agency and should not have to rely upon the State Clearinghouse to be alerted to projects in the Bay Area.

We recommend that the DEIR contain a candid qualitative and quantitative description of the project's air quality impacts. All pollutants which may be emitted from project construction and from project-generated vehicular traffic should be analyzed.

The vehicle-generated pollutants of concern are carbon monoxide, reactive organic compounds, and fine particulate matter (PM_{10}). Calculations of PM_{10} should include dust resuspended from roads by vehicles and, separately, PM_{10} caused by construction activities.

In 1985, the District released a publication entitled "Air Quality and Urban Development - Guidelines for Assessing the Impacts of Projects and Plans." The Guidelines are intended to assist local planners and their consultants in preparing air quality impact assessments for projects and plans under CEQA. A copy of the Guidelines is enclosed for your use and/or the use of any EIR consultant you may employ. We suggest using the Guidelines and the following process for analyzing air quality impacts:

1. In particular, note the location of any direct sources of air pollutants. Give the emission rate for each pollutant and airborne hazardous material. Also, show the location of sensitive receptors, including residential areas, schools, hospitals, nursing homes, playgrounds, parks, and recreation facilities.

2. Calculate worst-case air pollutant emissions from project construction and due to project-generated traffic. The vehicle emissions should be compared with county-wide emissions.

3. Estimate maximum ambient carbon monoxide concentrations at sensitive receptors and the most congested intersections affected by project-generated traffic. The estimated concentrations should be calculated for 1-hour and 8-hour averaging times. For projects generating over 10,000 vehicle trips per day, we recommend the model CALINE3 or 4 to estimate motor vehicle carbon monoxide impacts. For smaller projects, some simplified modeling techniques are contained in the District's Guidelines. Be sure to add the appropriate background concentration to the estimated locally generated concentration and to explain the source or the rationale for the background level selected.

4. Compare the total projected carbon monoxide concentrations with State and federal air quality standards.

5. Consider mitigation measures to reduce the air quality impacts of the project. Useful references are Chapter IX of the District's Guidelines; "Guidelines for Air Quality Impact Assessments, Section V," California Air Resources Board, 1983; and "The Traffic Mitigation Reference Guide," Metropolitan Transportation Commission, 1984. Commitments to implementing proposed mitigation measures should be identified. Mitigation measures to reduce traffic and air pollutant emissions should be incorporated into the project to reduce any negative impact it may have on the environment and to help the Bay Area attain and maintain the State and federal ambient air quality standards. Where mitigation measures may significantly reduce local concentrations of carbon monoxide, we recommend that reductions be quantified.

When other development is approved or proposed in the vicinity of the project, we recommend that the air quality analysis also evaluate cumulative development impacts on air quality.

Current data from District air monitoring stations are enclosed. If we can be of assistance, please contact Jean Roggenkamp, the Planner in our office.

Sincerely,

Milton Feldstein
Air Pollution Control Officer

MF:IM:mt

Enclosures

cc: Calif. State Clearinghouse

Appendix B

Responses to the Draft Environmental Impact Report for the Contra Costa Off-Campus Center

Edward H. Phillips, Director of Planning, City of Concord 37

Ward S. Pynn, Planning Coordinator, City of Concord 43

Steve R. Jepsen, Director of Transpoortation Services, City of Concord 47

Paul L. Cooper, Mayor, City of Pleasant Hill 51

William Webb, Engineeering Manager, Nolte and Associates 53

Mark L. Armstrong, Thiessen, Gagen & McCoy 55

Richard W. Jensen, Braddock & Logan Associates 59

Delos M. Mace 65

Seth Adams, Program Director, Save Mount Diablo 69

T. H. Lindenmeyer, Environmental Specialist, East Bay Regional Park District 75

Dennis J. O'Bryant, Environmental Program Coordinator, California State Department of Conservation 77

Jim W. Cutler, Chief of Comprehensive Planning, Contra Costa County 79

Dennis Pisila, Utilkity Planner, Contra Costa Water District 81

Elizabeth Patterson, Planning Director, City of Clayton 83

Kevin Roberts, Community Development Director, City of Walnut Creek 87

Reporter's Transcript of Proceedings, Public Hearing - Environmental Impact Report, October 6, 1988 91

OCT 4 1988

City of Concord

Telephone Number
(415) 671-3152

CITY COUNCIL
Colleen Coil, Mayor
June V. Bulman, Vice Mayor
Diane Longshore
Ronald K. Mullin
Stephen L. Weir
Michael T. Uberuaga, City Manager

September 29, 1988

Trustees of the California State
University Office of the Chancellor
Division of Physical Planning And Development
P.O. Box 3502
Seal Beach, California 90740-7502

Subject: Draft Environmental Impact Report
California State University, Hayward Off-Campus Center

Dear Trustees:

Thank you for referring the Draft Environmental Impact Report for the California State University, Hayward - Contra Costa Off-Campus Center to the City of Concord for review. The report was reviewed by the Concord Planning, Traffic and Engineering Divisions. This letter provides a consolidation of all comments. Our comments address the Draft Environmental Impact Report and should not be construed as a change or modification to the City Council supportive policy regarding the proposed Concord campus.

There are several points of information in the Draft EIR which are inaccurate and need to be modified. They are as follows:

* The proposed residential subdivision southeast of the project site has not been approved. The current plan for this site includes 885 residential units and a golf course. (page 3-3)

* The Kaiser Quarry does not abut the northwest corner of the college site. The Quarry is southeast of the proposed residential site. The permanent open space abutting the western portion of the site was purchased and is owned by the City of Concord, not the City of Walnut Creek. (page 4-1)

* Although the State College site is part of the Newhall Ranch Area Plan, only the Southern Study Area of that Plan is undergoing environmental analysis for a proposed revision at this time. (page 4-2)

* The Pine Hollow Estates subdivision is east and southeast of the State College site. The Live Oak development is north of the State College site across Ygnacio Valley Road. The Canyon Creek Development will have 105 single family residences and is located approximately 2.5 miles northeast of the State College site on Kirker Pass Road. (page 4-5)

37

FARREL A. STEWART CIVIC CENTER 1950 PARKSIDE DRIVE CONCORD CALIFORNIA 94519 FAX 415-671-3375

Comments on specific sections are as follows:

4.1.1 Land Use and Relationship to Plans

The subject site abuts the Sand Quarry site as designated in the Newhall Ranch Area Plan. The planned land uses and development criteria for the quarry site should be acknowledged in this section. The Sand Quarry site is approximately 63 acres with 32 acres designated for commercial uses and 31 acres of multi-family residential uses at at density of 10 to 12 units per acre.

4.1.3 Traffic and Transportation

The proposed mitigation measure to limit access at Ayers Road and Ygnacio Valley Road to a right in/out would exacerbate the current congestion at Alberta Way and Ygnacio Valley Road. Additionally, from a planning perspective, multiple access points will provide alternate routes to the site. We would prefer full access control at Ayers Road. This access alternative is consistent with the Concord General Plan.

The mitigation measure for Ayers Road and Ygnacio Valley Road should state the need for signal modification to accommodate the campus traffic.

The report should establish the basis for the 1200 vehicles per hour diversion to Highway 4, as stated on page 4-30. Even with the Highway 4 improvements, Caltrans projections indicate that development in Pittsburg and Antioch areas will use all of the excess capacity that will be created by the proposed widening project. It should also be noted that this widening project is dependant on the passage of the 1/2 cent sales tax measure. We feel that a more conservative approach should be used in this area. The mitigation measures should assume little or no traffic diversion on Ygnacio Valley Road, especially in light of the impacts of current developments along Kirker Pass Road in Pittsburg.

The proposed mitigation measures discussed in the text do not correspond to the lane assignments in figure 4-5.

Proposed mitigation measures on page 4-29 do not discuss the mitigation measures required for Cowell Road and Ygnacio Valley Road.

The intersection of Alberta Way and Ygnacio Valley Road, Year 1992 (figure 4-5), is shown to have a combined through and left turn lane. This lane assignment necessitates approach phasing. The City does not prefer this type of phasing. Do the level of service calculations consider approach phasing at this location?

What is the proposed route for transit service for this site? The report should include a recommendation on the proposed route. The report does not suggest a shuttle service from local BART Stations to support the use of mass transit to the site. We recommend that this alternative be included.

The report does not provide level of service calculations for figure 4-7.

The study should consider the need for acceleration and deceleration lanes on Ygnacio Valley Road and Ayers Road.

A level of service map showing existing and future LOS should be provided.

The report should summarize the required mitigation measures for the two phases of the project.

4.1.4 Visual Quality

The proposed location of the facility does not meet regulations contained in the City's Hillside Development Ordinance. The terraced grading for the parking area and grading of the knoll would be prohibited. We would like to work with your staff in the development of a site plan which meets City standards.

The location of the campus building on top of a prominent knoll in the northern portion of the site will have a visual impact from various points within the City. Of particular concern is the view from Kirker Pass Road, Lime Ridge Open Space and the upper elevations of the Newhall Park Open Space. The view of the facility from the Lime Ridge Open Space should not reveal a service area or "backdoor" but rather a well landscaped integral part of the facility with the same level of design detail and quality as the rest of the facility.

We disagree with the finding in the EIR that this site development plan and the proposed buildings would not dominate the natural landscape in this area. Given the proposed location and the natural vegetation around the off-campus center and the fact the proposed facility is the only building element in the general viewshed, the proposed project becomes a focal point which is both prominent and dominant in this visual environment.

The City encourages careful integration of the proposed building masses into the existing topographic and landscape conditions. Lower and smaller building masses, together with an emphasis on the site and landscape design to establish an appropriate setting for the proposed facility, will reduce the impact on the visual environment. We would appreciate the continuing opportunity to participate in the formulation and review of project plans. We can assure you that plans can be developed which meet both your objectives and City development policies.

4.1.5 Public Health

The use and storage of any hazardous substances at this facility should comply with the requirements of the Contra Costa Consolidated Fire District. The Hayward Campus Safety Officer should coordinate plans with the Fire District prior to storing any hazardous substance at this site.

4.1.6 Community Services

Police Department

The City wants to achieve a high degree of cooperation between the security personnel of the proposed campus and our local Police department.

Fire Protection

The City encourages the State College to consider the use of fire resistant landscape materials when developing the overall landscape plan for this project. This type of landscaping is especially important near buildings and where development activities will abut undisturbed open spaces.

4.1.7 Utilities

Wastewater

The report references a Concord "Road" sewer line. This should be Concord "Boulevard" sewer line. The report cites a 20 inch sewer line Academy Road, where the graphic indicates a 10 inch line in Academy Road.

It will be the responsibility of the State to design and construct any extensions to sewer lines to service the project site.

Water

The State will negotiate with the Contra Costa Water District , not the City, concerning the extension water lines to serve the project site.

4.1.8 Cultural Resources

We would recommend that the archival and field study for cultural resources be completed prior to commencing any site preparation, grading or construction activities.

4.2.3 Vegetation

The City does not support the removal of any native live oaks, especially where they are such a prominent feature in the natural landscape as in the subject case. The proposed parking and building locations would require the removal of 8 to 10 mature oak trees. We recommend that the site and building plan be revised to maintain as many of the existing trees as possible on this site and that a tree preservation plan be made a part of the landscape plan and construction documents for this project. Where trees are removed they should be replaced with the same species of a similar size as the plant removed.

4.2.4 Air Quality

The city would appreciate a revision to the mitigation measure concerning street sweeping that identifies the radius or area that the contractor will be responsible for sweeping and the frequency with which the streets will be swept during the construction process. Please contact us for details.

We recommend an additional mitigation measure that would require a temporary paved construction drive at the entrance to this construction site to help prevent the tracking of materials on city streets and creation of dust.

4.2.5 Noise

The City would prefer that the mitigation measure related to construction activities be more specific and restrict noise producing site preparation and construction activities to weekdays between the hours of 7:30 a.m. and 6:00 p.m.

5. Growth Inducing Impacts

The cumulative build-out of the Sand Quarry Site is currently projected to include 520 multi-family residential units and approximately 200,000 square feet of commercial space.

6. Cumulative Impacts

We believe it would probably not be possible to coordinate the construction schedule of the four potential development sites in the immediate vicinity.

7. Significant Unavoidable Adverse Impacts

Careful grading, site and landscape design are needed to mitigate visual impacts.

Thank you for the opportunity to comment on this report and we look forward to continuing our positive working relationship with your staff as the development of project plans for this site and other sites in the area proceed. Please contact us regarding some minor points of clarification we believe should be addressed in the Final EIR.

Very truly yours,

Edward H. Phillips
Director of Planning

EHP:sod

cc: Micheal Teruya
Herbert Zuidema, Assistant State University Architect
Michael Uberuaga, City Manager
Rita Hardin, Deputy City Manager/Community Development & Public Works
Mike Vogan, City Engineer
Anush Nejad, Associate Traffic Engineer
Katherine Mortimer-Garcia, Project Manager, EIP Associates

October 3, 1988

Office of the Chancellor
Division of Physical Planning and Development
California State University and College System
P. O. Box 3502
Seal Beach, California 90740-7502

THE CALIFORNIA
STATE UNIVERSITY

OCT - 6 1988

PHYSICAL PLANNING
AND DEVELOPMENT

Re: CSU/Hayward - Contra Costa Off-Campus Center
Draft EIR

Dear Sir:

As a planning commissioner for the City of Concord and as an interested citizen who has graduated from the University of California system I am responding to your office's invitation to submit comments concerning the draft environmental impart report (hereafter, "draft EIR") for the California State University, Hayward Off-Campus Center, which was issued on August 26, 1988. My remarks tend to follow the sequence provided in that report.

Unavoidable significant adverse impacts

With regard to the entire project, the draft EIR states that "No unavoidable significant adverse impacts were identified." Page 2-2.

I disagree. Once you have built upon land that has been primarily used for cattle grazing and that has been viewed as open space by the general public, you have made a significant visual and aesthetic adverse impact that cannot be readily mitigated. Certainly the placement of the facility on a prominent knoll would seem to contradict your conclusion.

Location of project site

On page 3-2 you state that "An approved residential subdivision consisting of 901 units is located sought of the project site..." Please be advised that no such project has been formally submitted to the City for approval, as yet, and that such subdivision is not approved as of the date of this letter. In fact, your comments at page 4-5 directly contradict your statement on page 3-2.

I am pleased that you recognize that development may occur on adjacent parcels, but given the landlocked nature of the site to the south I am

surprised that you did not take into consideration its future needs for road access, assuming that it is ultimately built.

Objectives of California State University

On page 3-3 you state:

> "The goal of the Off-Campus Center is to develop the most appropriate, functional, cost.effective, and attractive campus possible, responsive to the demands of both the site and program."

Later, you reinforce the idea that the CSU system is above local planning and zoning ordinances. Page 4-2. As a taxpayer-funded system I believe that this stance is disrespectful towards local needs and requirements. It seems to me that this is a very narrowminded and selfish vision for the future and fails utterly to take into consideration that state agencies are but the servant of the citizens of the state.

With diminishing land available for development it seems to me that you should also be responsive to the community in which the project is to be established. In this regard, I am referring to the duty to be a good neighbor to lands to the south which may need to get access to Ygnacio Valley Road in order to avoid being nearly landlocked.

Furthermore, I believe that with the acreage available that the CSUC system would be remiss in not providing for athletic fields that can be used by both the adult students and by children of community residents. As you are aware Concord is considered by the many persons in the athletic world as a leader in community sports. Concord has 325 summer softball teams, 200 winter softball teams, has sent participants to the Olympics from the Concord-Pleasant Hill Swim Club, and was the site for the trials for the Olympics boxing competition. These are just a few examples of the part athletics play in our community.

As a major and public landowner the CSUC system would want to engender activities that help to keep all of us fit.

Traffic, Parking and Academic Planning

The draft EIR states that the five year academic plan indicates a need to educate an estimated 1000 FTE stducents by the 1991/1992 academic year and 1500 FTEs eventually. Pages 3-9 and 3-1, respectively.

I attended an evening/Saturday college program of the type you are trying to implement and let me assure you that you will find many students only take one or two classes per semester. That means that it will take 3 to 5 students to constitute an FTE. There is nothing in the draft EIR to indicate what the average academic load carried by present students at the Pleasant Hill campus is, although I was forced to guess that your figures are based upon 2 to 2.33 students constituting one FTE. See page 4-6.

I ask: How can 1250 spaces accomodate 3000 night-time students?
How can 1250 spaces accommodate 5000 night-time students? Are your classes based upon the number of students to attend on an average evening?

For the life of me I do not understand how you came up with a total of 300 arrivals to the Campus in the peak hour of 6PM to 7PM in Figure 4-3.
On page 4-17 you state that most classes are offered in the evening with starting times from 6 to 6:30 pm. On page 4-18 you state that the estimated increase in traffic generated by the project is about 400 trips during the PM peak hour and approximately 2,500 daily trips for 1,000 FTE. I assume the trips include both arrivals and departures. Thus, you are talking about 1250 round trips for 1,000 FTE. Based upon my experience I really do not believe that you have properly accounted for the actual number of students that comprise a typical FTE. One person carrying one class would mean that it takes 5 persons to equal one FTE.

Natural Resources

A quarry for natural resources is nearby and no statement was provided as to whether or not the type of rock or other natural resource that is mined there extends into the project's site. California's Surface Mining and Reclamation Act requires, in part, that sites for natural resouces be identified in order that they can continue to be used for the benefit of the region, if not the entire state.

The draft EIR states that "CDMG does not consider the adjacent quarry to be within an Aggregate Resource Area." How long ago was this determination made? Does that determination take into consideration the elimination of other natural resources of a similar kind that make this resource increasingly more valuable?

That same office has designated the area as a construction aggregate resource area for the South San Francisco Bay Region. See Sector S, section 3550.10 of Title 14 of the California Administrative Code. Which CDMG statement is correct?

Summary

I was disappointed by the failure to take into account local concerns and properly accounting of FTEs, which could have a highly significant traffic impact upon important intersections near the proposed project.

If you have any questions, please do not hesitate to call me.

Sincerely yours,

Ward S. Pynn
Planning Commissioner
City of Concord
Home: 3106 Dover Way
Concord, California 94518

cc: City Council
cc: Michael Uberuaga, City Manager
cc: Ed Phillips, Director of Planning
cc: Dave Golick, Senior Planner
cc: Charles Carpenter, Chairman, Planning Commission

City of Concord

Telephone Number 671-3374

CITY COUNCIL
Colleen Coll, Mayor
June V. Bulman, Vice Mayor
Diane Longshore
Ronald K. Mullin
Stephen L. Weir
Michael T. Uberuaga, City Manager

October 7, 1988

Susan M. Aldrich
University Facility Planner
P.O. Box 3502
Seal Beach, CA 90740-7502

Subject: California State University, Hayward Office Campus Center

Dear Ms. Aldrich:

The purpose of this letter is two fold: 1) As a response to issues raised in the draft EIR, and 2) To explore alternative access to the proposed site that will provide for a secondary street network south and east of Ygnacio Valley Road.

1. **EIR Response**

In addition to the comments forwarded by the City of Concord's Planning Department in their letter of September 29, 1988, the following issues should be addressed or developed in further detail:

A. Scheduling of classes to avoid peak travel on Ygnacio Valley Road. The EIR briefly touches on this in the mitigation section, however, not much detail is provided on the extent of impact this may have on peak flows shown in Figure 4-3, page 4-15. Could the quantification of trip reduction and flexibility in campus scheduling be more fully discussed?

B. Several alternatives for access were developed by the City for the proposed campus area. Information was provided to the EIR Circulation Element subconsultant regarding future alternative roadway networks which should be further examined as part of the Transportation needs for the campus. The alternative provided in Exhibit 1 (attached) should be examined in conjunction with the proposed campus development.

C. A frontage road connection is shown to Pine Hollow Road in the EIR providing directional access to Ygnacio Valley Road. This connection will be very difficult to achieve and should be explored in further detail to determine the practicability and efficiency of this proposed connection.

FARREL A. STEWART CIVIC CENTER 1950 PARKSIDE DRIVE CONCORD CALIFORNIA 94519 FAX 415-671-3375

2. Secondary Street Network & Access to Adjacent Parcels

This deals primarily with the extension of a connecting roadway along the west property edge or in the open space west of the University parcel.

A. This is a better location for access to Ygnacio Valley Road than trying to tie into existing intersections at Cowell Road, Ayers Road, or Pine Hollow Road. Potential access at this location has both positive opportunities and possible negative consequences that should be discussed in detail. Given that a roadway is likely in close proximity to the west property line of the University land, where is the best location for such road and can it serve the needs of the University, open space, and access to future development in the Crystyl Ranch area?

B. The obvious location for access to adjacent parcels is lined out on Exhibit 2 (attached). This would extend up the scale splitting the flow line or running to the west of the flow line to facilitate retention of storm and ground water run off. The advantages and disadvantages of such a roadway to the off campus center should be discussed and responsibilities for any further plan development and/or implementation needs clearly defined.

In regard to the second issue of access along the west property line I would like to facilitate a meeting in Concord to discuss opportunities and constraints associated with the placement of this roadway. If an opportunity exists to further study the potential for this roadway it should be identified and an action plan developed prior the to action scheduled on the EIR with the Board of Trustees in November. I will be in contact with you the week of October 10, 1988, to schedule a couple of meetings in Concord with the City staff and the Crystal Ranch Developers to address this issue. Thank you.

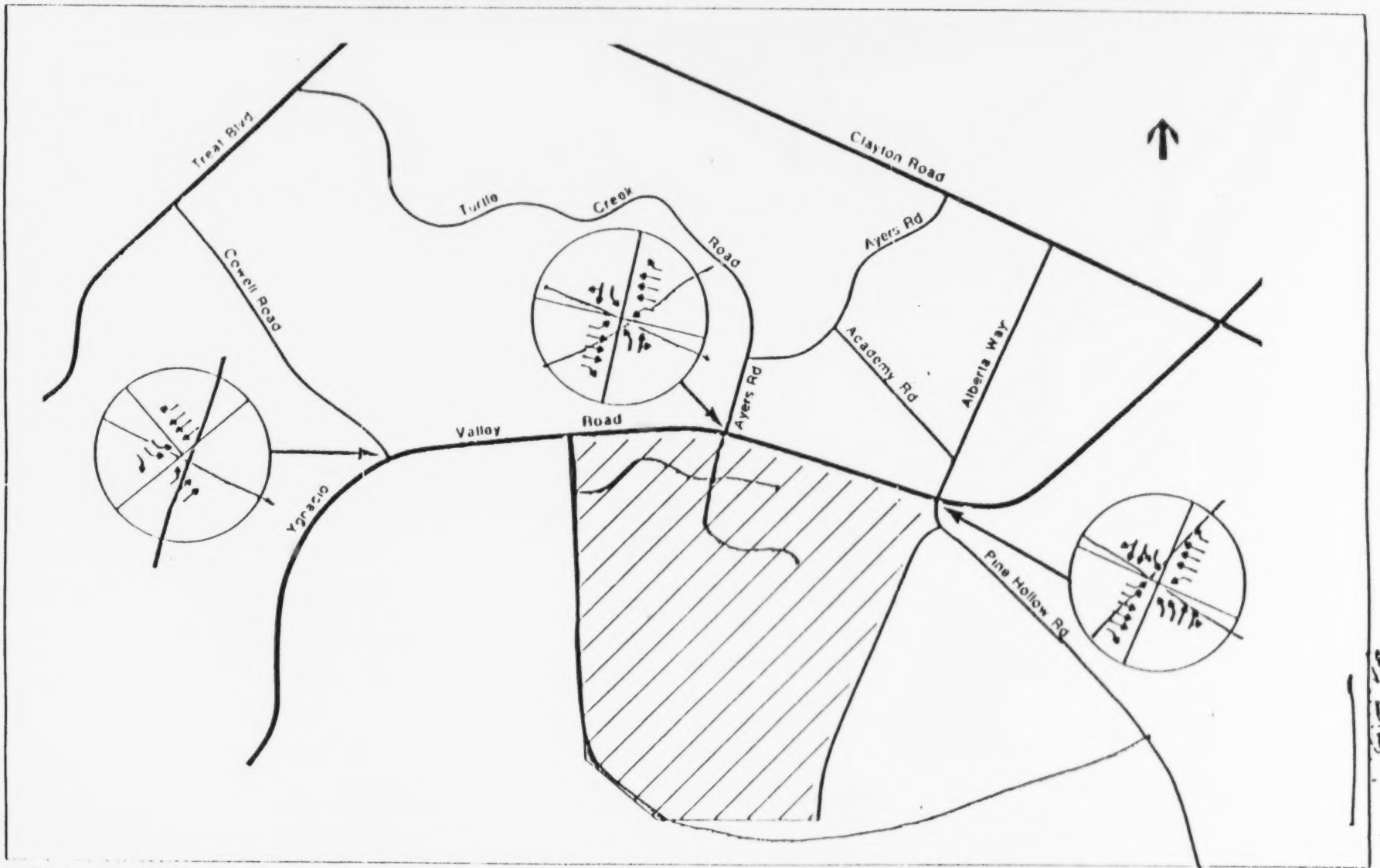
Sincerely,

Steve R. Jepsen
Director of Transportation Services

MH10SJ1

cc: Katherine Mortimer-Garcia
Rita Hardin
Richard Jensen
Anush Nejad
Edward Phillips
Micheal Teruya
Michael Uberuaga
Mike Vogan
Herbert Zuidema

YEAR 1992 MITIGATED STREET GEOMETRICS



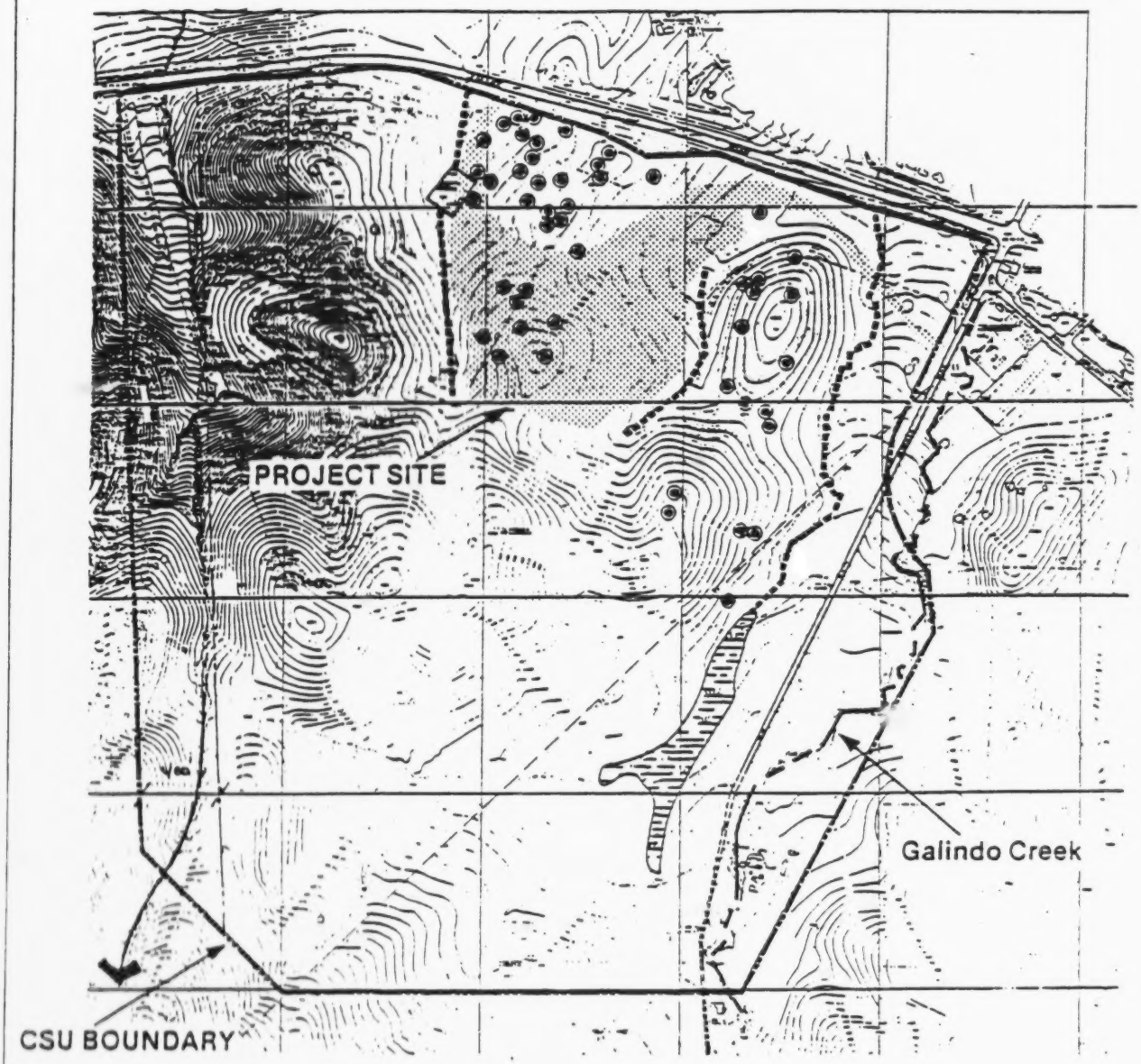
SOURCE: DKS ASSOCIATES

87044

eip

EXHIBIT 2

WILDLIFE HABITAT



SOURCE: EIP ASSOCIATES

FEET 0 200 400 N

97044

eip

City of Pleasant Hill
3300 N. MAIN STREET, PLEASANT HILL, CALIFORNIA 94523 PHONE (415) 944-3270

RECT OCT 7 1988

October 5, 1988

Ms. Katherine Mortimer-Garcia
Project Manager
EIP Associates
150 Spear Street, Suite 1500
San Francisco, CA 94105

Dear Ms. Mortimer-Garcia:

Thank you for sending the Public Notice regarding the Public Hearing on October 6, 1988 at Diablo Valley College on the Draft Environmental Impact Report concerning the California State University/Hayward off-campus relocation from Pleasant Hill to the new site off Ygnacio Valley Road in Concord. The City of Pleasant Hill is very concerned with the proposed relocation for a number of reasons.

Before discussing these negative impacts, it is important to understand that a significant number of Pleasant Hill citizens attend classes at the facility in Pleasant Hill. The present facility is so located that there is ready access from all directions with no major traffic problems. The City and the neighborhood have accepted the present accessible use as appropriate. For these folks to make the trip to the new site is almost impossible in terms of congestion and time.

Therefore, traffic and travel time present the greatest negative impact on the citizens of Pleasant Hill, who currently use the facility. Traffic on Ygnacio Valley Road, during the morning and evening peaks, is intolerable now, and will only get worse in the future. It is estimated it would take over an hour to make a 9:00 a.m. class at the new site from Pleasant Hill. This compares with a time of 10 minutes from the furthest point in the City to the present facility. The traffic and travel time are going to worsen rather than improve in the future, based on present traffic projections and funding plans for improvements.

The relocation will also have a negative impact on the economy of the City. Pleasant Hill is a non-property tax City, that depends heavily on sales tax revenues. The loss of revenue from those attending the present facility who eat meals and shop in the area is a serious concern.

The City is also concerned with the geo-technical aspects of building the new facility on hilly terrain. The present site is on level ground with all utilities in place.

We hope the Trustees will seriously consider the concerns of the City of Pleasant Hill. Thank you for the opportunity to offer our comments.

Sincerely yours,

Paul L. Cooper
Mayor

PLC:ls:11

cc: City Council

Walnut Creek

October 20, 1988
1032-85-01

Ms. Katherine Mortimer-Garcia
EIP ASSOCIATES
150 Spear Street, Suite 1500
San Francisco, CA 94105

RE: CSU Powerline Relocation
JN: 1032-85-01

Dear Ms. Mortimer-Garcia:

I wish to clarify the statement made in my letter of October 10, 1988 in regard to the Draft Environmental Impact Report (State Clearing House No. 871 215 14), dated August 1988, titled California State University, Hayward Off-Campus Center, prepared by your firm.

An alternative alignment for relocating the 115 KV PG&E electric transmission line, which presently crosses the CSU site, has been proposed by PG&E. The alternative alignment generally runs along the east boundary of the CSU site, within the property. For additional information, I suggest you contact Mr. Kevin Kennely, PG&E Industrial Power Engineer, at (415) 674-6327.

Sincerely,

NOLTE and ASSOCIATES

William Webb

William Webb
Engineering Manager

WW/ms

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors

1270 Springbrook Road, Suite D, Walnut Creek, CA 94596 Tel: (415) 934-8060 FAX No. (415) 939-5451

LAW OFFICES OF
THIESSEN, GAGEN & McCOY
A PROFESSIONAL CORPORATION
279 FRONT STREET
P.O. BOX 218
DANVILLE, CALIFORNIA 94526-0218
TELEPHONE (415) 837-0585
FAX (415) 838-5966
DIRECT DIAL Ext. # _____

BRIAN D. THIESSEN
WILLIAM E. GAGEN, JR.
GREGORY L. McCOY
PATRICK J. McMAHON
M. SUE GRECAR
MARK L. ARMSTRONG
LINN K. COOMBS
STEPHEN W. THOMAS

OF COUNSEL
WILLIAM W. BASSETT
JOHN B. CLAUSEN

MICHAEL W. CARTER
VICTOR J. CONTI
ROBERT M. FANUCCI
KENNETH J. FISHBACH
RICHARD A. FRANKEL
BARBARA DUVAL JEWELL
CHARLES A. KOSS
CAROLE A. LAW
CYNTHIA LOVE MAREK
MICHAEL J. MARKOWITZ
DOLORES S. SARGENT
EVELYN SPIROU
SUE GOUGE WILLIAMS

October 10, 1988

The California State University
Office of the Chancellor
Attention: Sheila Chaffin
Assistant Vice Chancellor
c/o EIP Associates
Attention: Catherine Mortimer-Garcia
150 Spear Street, Suite 1500
San Francisco, CA 94105

HAND DELIVERED

Re: Draft Environmental Impact Report
(August 26, 1988)
California State University, Hayward
Contra Costa Off-Campus Center

Dear Ms. Chaffin:

As you know, our office represents Braddock & Logan Associates and A.D. Seeno Construction Company, the developers of the Crystyl Ranch, the 512-acre site located immediately south of the Off-Campus Center project site that is the subject of the above-referenced Draft Environmental Impact Report. An application for General Plan Amendment and prezoning to planned development district with preliminary development plan for a golf course and 884 residential units on the site is currently pending before the City of Concord. A Draft Environmental Impact Report should be available for public review before the end of the year. Please consider this letter our written comment to the Draft Environmental Impact Report for the Contra Costa Off-Campus Center project.

Both the Off-Campus Center project site and the Crystyl Ranch are included in the City of Concord Newhall Ranch South Area Plan. While the University is not subject to the zoning requirements of the City of Concord, it does have an obligation under The California Environmental Quality Act (CEQA) to mitigate the project's environmental impacts by designing its project in a manner that is compatible with existing and

potential development within its immediate planning area. In that regard, the proposed project's impact on the present and future circulation patterns for the area must be considered.

The Draft Environmental Impact Report has not analyzed the environmental effect of failing to provide access through the project site to the Crystyl Ranch project. The traffic and circulation effects on existing streets without such additional access for Crystyl Ranch through the project site have not been analyzed. The Draft EIR has identified as substantially impacted the intersection of Alberta Way and Ygnacio Valley Road. Access through the project site for Crystyl Ranch traffic would appear to be a reasonably feasible mitigation measure to alleviate cumulative traffic impacts and improve the general circulation pattern for the area.

Attached is a copy of a map prepared by Ferguson and Wollman, Consulting Engineers, Inc., for Braddock & Logan Associates showing a proposed parkway from the Crystyl Ranch through the project site to Ygnacio Valley Road. I understand the map was previously provided to your office. Please analyze the adverse impact of not providing through access to Crystyl Ranch through the project site on traffic and circulation, most notably at the intersection of Alberta Way and Ygnacio Valley Road and on Rolling Woods Way and Pine Hollow. The proposed parkway and other locations for road access through the project site should be analyzed as feasible mitigation measures.

The Draft EIR addressed traffic conditions and impacts on Ygnacio Valley Road. A mitigation measure that was not suggested was the widening of Ygnacio Valley Road along the project frontage. Even if construction of additional lanes on Ygnacio Valley Road along the frontage is not appropriate or feasible at this time, at least the dedication of right-of-way should be considered as a mitigation measure to be imposed now as part of this project approval.

Attached is a copy of a letter dated April 28, 1988 to Dr. Ann Reynolds by Rich Jensen, Development Manager for Forward Planning with Braddock & Logan Associates. Please consider the points raised in that letter as supplemental comments to the Draft EIR. That letter supplements the traffic, water and sewer issues and impacts that I mentioned orally at the public hearing on October 6th. With respect to infrastructure impacts generally, as part of the project approval by the Board of Trustees, in our view there must be a demonstrated obligation by

the University to fund its fair share for such improvements in order to meet its CEQA obligations to mitigate impacts. That the City of Concord may not exact such fair share contributions from the University does not minimize its CEQA obligations to mitigate impacts.

If such infrastructure contribution mitigation measures are not fully discussed in the EIR and implemented through this project, the University's application of CEQA in considering and approving this project is fundamentally flawed.

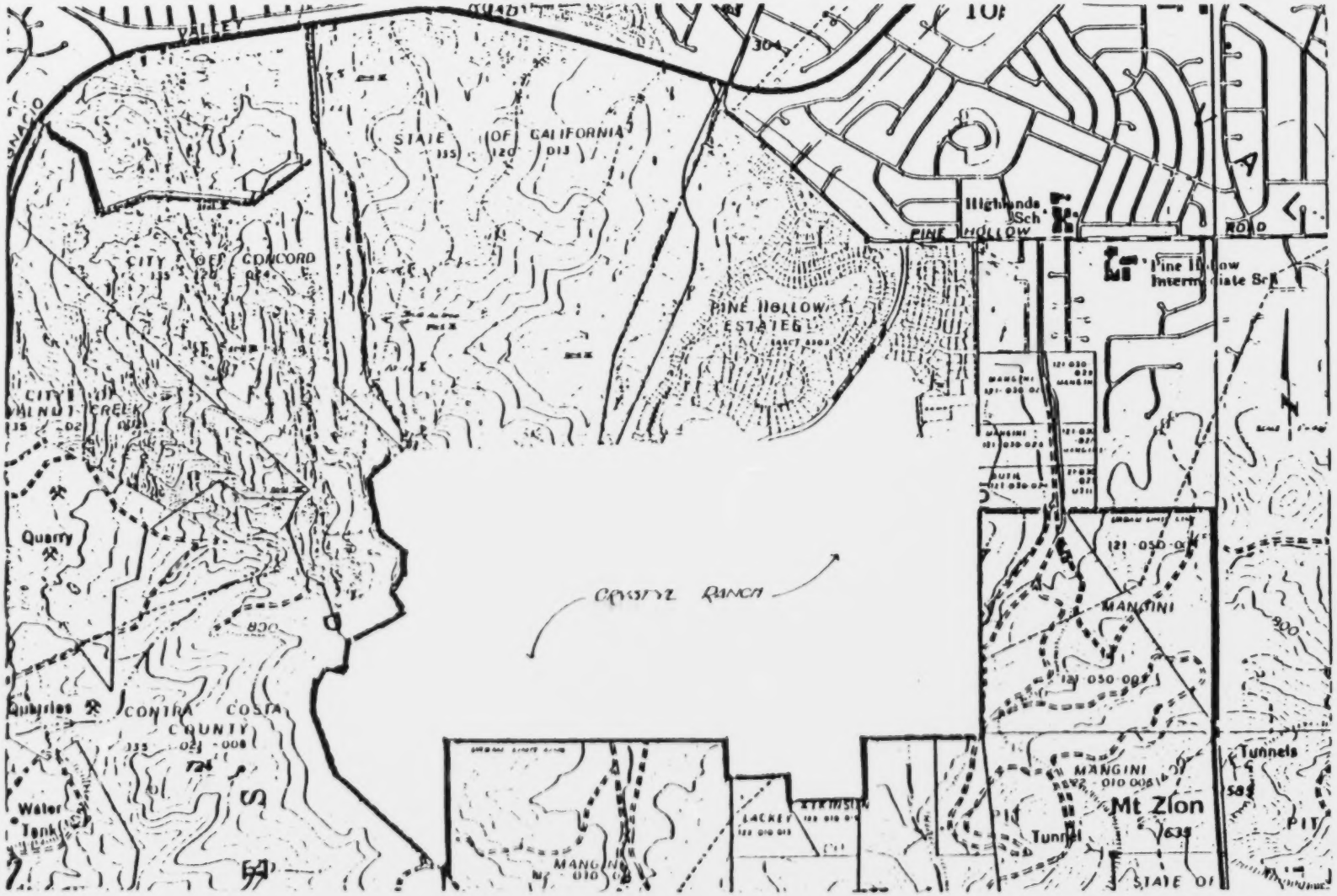
Similarly and in particular, if the cumulative impacts of development in the area on traffic and circulation are not considered in the Final Environmental Impact Report and/or measures to mitigate such cumulative impacts are not implemented as part of this project approval by the Board of Trustees, then the Final EIR certification and project approval would be inconsistent with CEQA.

Thank you for allowing us to comment on the Draft EIR. We look forward to having our concerns addressed and resolved prior to consideration of the Final EIR and the Master Plan for the Contra Costa Off-Campus Center by the Board of Trustees at its regularly scheduled meeting on November 15th and 16th, 1988.

Very truly yours,

Mark L. Armstrong

MLA/dk
15-19487
Enclosures
cc: Braddock & Logan Associates
Attn: Rich Jensen
cc: A.D. Seeno Construction Company
Attn: Marshall J. Tore


VALLEY
STATE OF CALIFORNIA
CITY OF CONCORD
PINE HOLLOW ESTATES
Highlands Sch
PINE HOLLOW
ROAD
Pine Hollow Intermediate Sch
CITY OF WALNUT CREEK
Quarry
COYOTE RANCH
MANGINI
CONTRA COSTA COUNTY
Quarries
Water Tank
LACKEY
MANGINI
Mt Zion
Tunnels
Tunnel
PIT
STATE
800
900
635
583
54
55
60

BRADDOCK & LOGAN ASSOCIATES
BUILDERS - DEVELOPERS
14795 WASHINGTON AVENUE
P.O. BOX 3137
SAN LEANDRO, CA 94578-0137
TELEPHONE (415) 351-8382

April 28, 1988

Dr. Ann Reynolds, Chancellor
California State University
400 Golden Shore Drive
Long Beach, CA 90807

Reference: Newhall Ranch - Southern Study Area - Concord
(Crystyl Ranch Project)

Dear Dr. Reynolds:

I would like to thank your staff members, Sheila M. Chaffin, Bill Chatham, David Leveille and Michael Teruya of the Physical Planning and Development Department for meeting with Robert J. Rossi, Jay Torres-Muga, Marshall J. Torre and me on behalf of A. D. Seeno Construction Company and Braddock & Logan Associates, the developers of the Crystyl Ranch project, at the Los Alamitos offices.

At that time we reviewed and discussed the preliminary land use plans for our 512 acre Newhall Ranch Southern Study Area project (Crystyl Ranch). The Newhall Ranch Southern Study Area represents one of the last and largest undeveloped parcels surrounding the City of Concord. Although still under County jurisdiction, the land is a logical extension of the residential growth pattern of the edge of the City. The future State College site is contiguous to our far north boundary.

As we see it, the primary issues guiding our planning process have been the following:

1) Analyzing City General Plan policies, Newhall Ranch Specific Plan policies and other local land use policies and ordinances (including the City's housing, trails, noise, land use, open space and conservation elements, park and recreation plans and recently adopted Hillside Ordinance) in relation to our proposed project. Evaluate the compatibility of the proposed project and adjoining properties with these policies.

2) Our consultants have studied the surrounding land uses and site conditions which affect the project now and in the future. Included is the identification of relevant cumulative projects identified with the assistance and concurrence of City staff, leading to a systems map of future land use within the vicinity. The State College site and adjacent open space and residential lands would be considered, as would potential park or trail plans from State Parks or the EBRPD. The systems map would be based on the most up-to-date planning and engineering data available.

3) Our engineers have reviewed existing and planned site utilities and public services in and around the Newhall Planning Area. The study identifies existing information including plans resulting from adjacent development projects and the policies and plans of agencies and jurisdictions such as the Contra Costa Water District, Contra Costa Central Sanitary District, City of Concord, PGandE and others.

   Relevant roadway extensions and utility line extensions have been plotted on a working map for use in site planning. Wastewater treatment, water service and power agencies have been contacted regarding available system capacities to accommodate the proposed project. Potential hazards of existing or planned power lines or water lines have been identified and site design mitigations to reduce potential effects on creeks or unstable soils discussed.

4) Traffic is a major concern to the public as indicated in Contra Costa County Board Order dated March 8, 1988, referred to in the "Report on Meeting Regarding Transportation Impacts of the Proposed California State University Campus in Concord". Traffic is clearly a regional problem. Many of your staff members were in attendance at the Joint County/City meeting held on February 29, 1988.

   The traffic and circulation analysis must address the requirements of the City of Concord as well as the concerns of Walnut Creek, Pleasant Hill, and Contra Costa County.

5) Our consultants have reviewed existing information regarding hydrology and drainage, including the slope and topographic analysis for the Newhall Planning Area. Our engineers will be required to analyze drainage issues and disclose additional mitigation measures which may be appropriate as part of the site design.

In the issue of infrastructure we have noted that traffic circulation, major utilities and drainage are major planning considerations. Since the Crystyl Ranch project and the California State University site share these similar problems, we felt that conversations with your staff were of the utmost importance. Our consultants have conducted many studies regarding these issues, and we would like to share these findings:

A) <u>WATER</u>

   Properties within the Newhall South Study Area lie within the jurisdiction of the Contra Costa Water District. Based upon the information gathered, Service Zones IV, V, VI and VII are affected. The Crystyl Ranch project would establish and construct two (2) new reservoir tanks, one in Zone V and one in Zone VI. These tanks would each contain a capacity of 1.5 million gallons of water. The portion of the California State University site lying within Zone V presently has no water service available for domestic or fire purposes. This portion encompasses approximately 50% of the site. The proposed 1.5 million gallon water tank and mains to be constructed at a cost of approximately two million dollars will provide water service for the college. The facilities can only be completed if and when the Crystyl Ranch project is built, since Contra Costa Water District is

not mandated to provide major facilities at their cost. You must understand that these major cost items will be advanced by Braddock & Logan Associates and A. D. Seeno Construction Company. The tank location is is shown on the enclosed Systems Map dated February 1988. Upon installation of these main line services, sufficient water service could be stubbed to the University boundary serving your domestic and fire flow needs. (See Zone Regions and Reservoir Locates on attached Systems Map dated February 1988).

B) SEWER

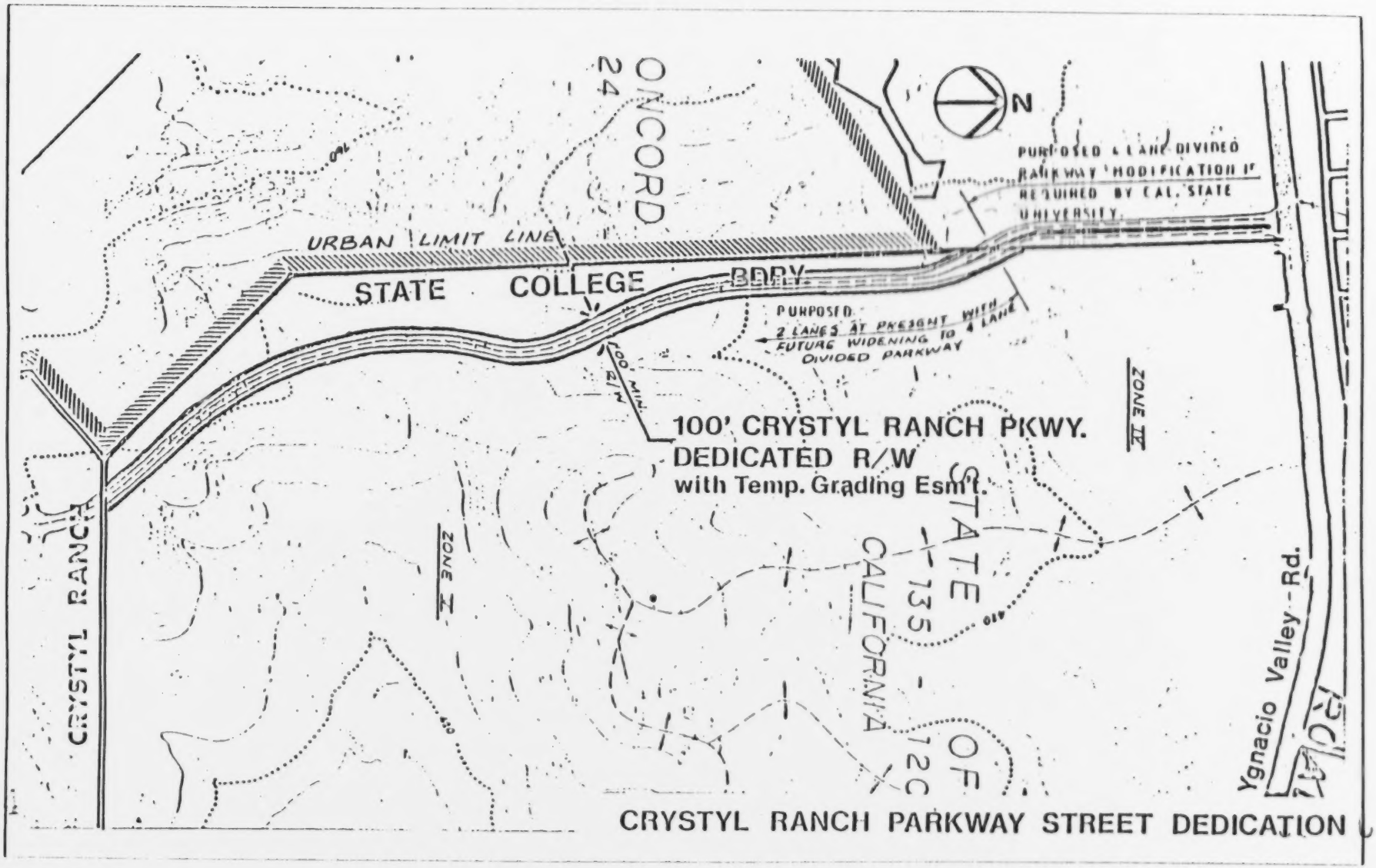
Sewer service to the Master Plan area is administered through a Joint Powers Agreement with the City of Concord and Central Contra Costa Sanitary District. Presently, the sewer main is located at Academy Drive and Alberta Way, approximately 2,300 feet downstream from the intersection of Alberta Way and Pine Hollow Road. The Major Sewer Trunk Line Master Plan was prepared for the City by Govers Engineers and Carollo Engineers. If Crystyl Ranch development proceeds, it is the intention of Braddock & Logan Associates and A. D. Seeno Construction Company to install the main trunk line from its present terminus, easterly to Alberta Way, southerly along Alberta Way, extending to substation road and its southerly prolongation through the University site and continue through the Crystyl Ranch planning area a total distance of approximately 5,300 feet, saving the California State University approximately $500,000. In reviewing both the Feasibility Report for Newhall Ranch Sewers prepared by Govers Engineers and the Sanitary Sewer Master Plan prepared by Carollo Engineers, the sizing of our proposed pipe will carry sufficient capacity to serve population demands of our mutual properties.

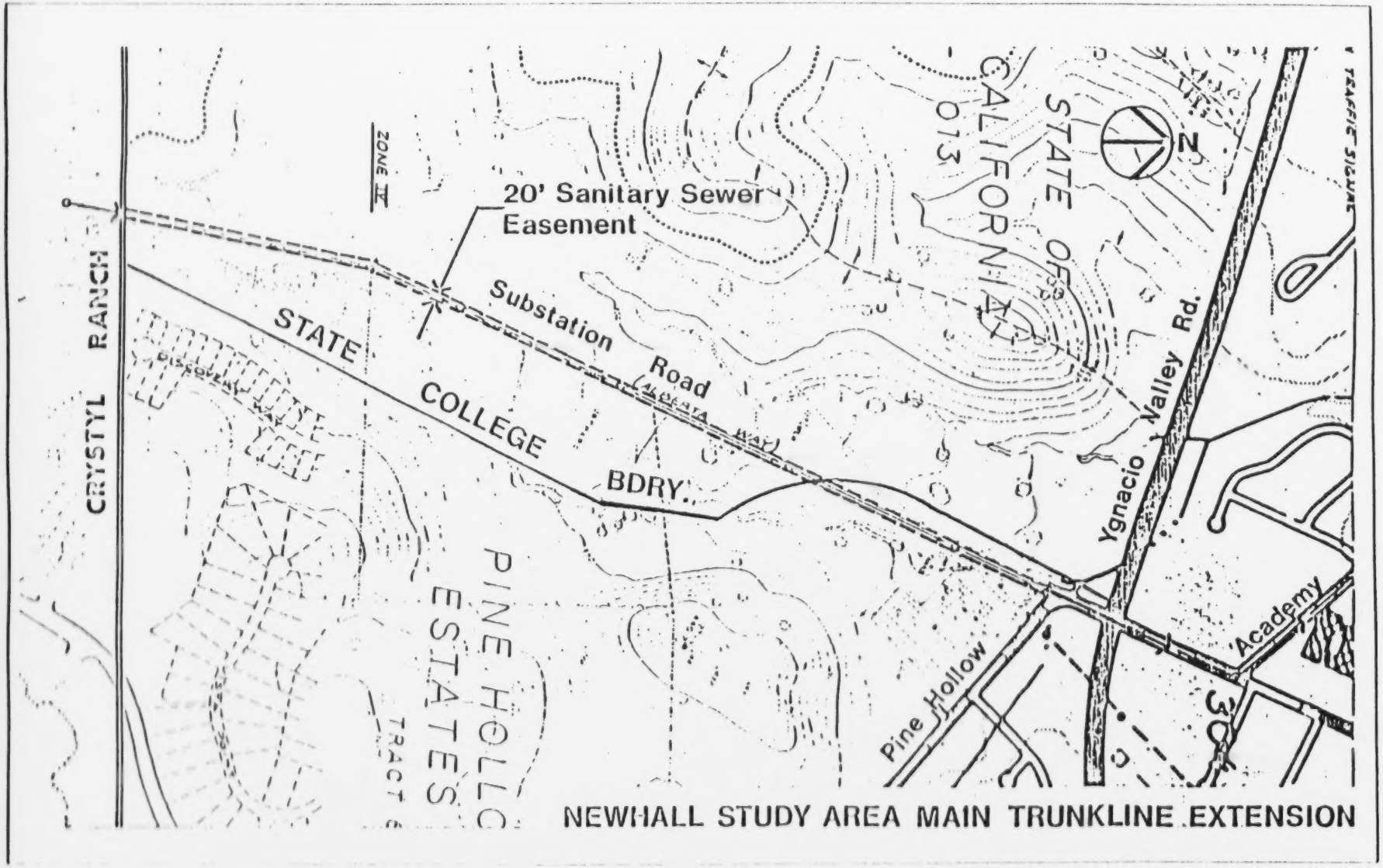
In order to achieve these service goals, we will need your authority and that of the Board of Trustees in granting a sewer easement to the City of Concord. We will require your concurrence to this proposal (See Master Trunk Line Location marked in yellow on the attached Systems Map dated February 1988), and attached Sewer Easement diagram prepared by Ferguson & Wollman, Civil Engineers.

C) TRAFFIC

The circulation element of the Concord General Plan and the Newhall South Study Area delineates a system of roads and parkways that provide adequate ingress and egress serving the Newhall and Pine Hollow planning areas. Rolling Woods Way will be constructed this summer to our northeastern boundary. This major arterial is planned for extension through the Crystyl Ranch project site and stubbed to the University-Crystyl Ranch common boundary line for the future extension to Ygnacio Valley Road. The City of Concord sponsored and adopted the Newhall South Study Area plans in 1976. The Concord General Plan and the study area plans delineate an arterial connection street from the Crystyl Ranch project through the University site to Ygnacio Valley Road.

In following these city guidelines, Braddock & Logan Associates and A. D. Seeno Construction Company, at our cost, will design and install the first two (2) lanes of this proposed four (4) lane street in conjunction with our Crystyl Ranch project.


CONCORD
24
N
PURPOSED 4 LANE DIVIDED PARKWAY MODIFICATION IF REQUIRED BY CAL. STATE UNIVERSITY
URBAN LIMIT LINE
STATE COLLEGE BOUL.
PURPOSED 2 LANES AT PRESENT WITH FUTURE WIDENING TO 4 LANE DIVIDED PARKWAY
100' MIN. R/W
100' CRYSTYL RANCH PKWY.
DEDICATED R/W
with Temp. Grading Esm't.
ZONE II
ZONE II
CRYSTYL RANCH
STATE OF CALIFORNIA
I 135 - 12C
Ygnacio Valley - Rd.
CRYSTYL RANCH PARKWAY STREET DEDICATION


CRYSTYL RANCH
ZONE IV
20' Sanitary Sewer Easement
Substation Road
STATE COLLEGE BDRY.
PINE HOLLOW ESTATES
TRACT
CALIFORNIA STATE
013
Ygnacio Valley Rd.
Academy
Pine Hollow
TRAFFIC SIGNAL
NEWHALL STUDY AREA MAIN TRUNKLINE EXTENSION

The attached Systems Map dated February 1988, and attached Crystyl Parkway diagram prepared by Ferguson & Wollman, Civil Engineers, schematically indicates a proposed location for the offtract extension. A larger, more defined, topographic map and profile was left with Sheila Chaffin on April 1, 1988, for her and her staff to review. Additional copies can be forwarded upon request.

The location of the parkway was chosen to follow the topographic contours as close to the western boundary as possible without encroaching into the City of Concord open space areas. The location can be modified to collectively benefit both properties.

We understand the sensitivities of allowing through traffic on campus; however, we feel proper mitigation measures can be implemented to provide adequate protection. We, therefore, request your consideration and concurrence in dedicating the proper roadway area to the City of Concord to achieve these traffic circulation requirements.

We are confident that these issues can be addressed within the time frame agreeable to all of us, and we look forward to working with you and your staff on this major planning area. If you have any questions or comments at anytime, please do not hesitate to give any of us a call.

We would appreciate hearing from you at your earliest convenience.

Very truly yours,

BRADDOCK & LOGAN ASSOCIATES

Richard W. Jensen
Development Manager
Forward Planning

RWJ/bcn
Encls.
cc: Jack Smart, Vice Chancellor
Sheila M. Chaffin, Assistant Vice Chancellor
David E. Leveille, Director, Institutional Relations
Robert J. Rossi, Sr. Vice President, A.D. Seeno Construction Co.
Jay Torres-Muga, A.D. Seeno Construction Co.
Marshall J. Torre, A.D. Seeno Construction Co.
John Wollman, Ferguson & Wollman Engineers

Delos M. Mace
302 Patterson Blvd.
Pleasant Hill, CA 94523
(415) 937-8130

October 9, 1988

Ben L. Prewitt
Chief, Design and Construction
California State University
Physical Planning and Development
P.O. Box 92229
Long Beach, CA 90800-2229

Dear Mr. Prewitt:

I would respectfully like to present the following testimony on the Draft Environmental Impact Report prepared for the proposed location of a California State University, Hayward Off-Campus Center:

Section 8, the 'No Project Alternative' section in the E.I.R., excludes the following important information concerning the CSUH extension on the Pleasant Hill High School site:

1. In 1985, an E.I.R. was completed on the former Pleasant Hill High School site and adjacent public-owned properties. This study cited excellent access to the properties from Interstate 680 and the Pleasant Hill B.A.R.T. station.

2. The Pleasant Hill High School site has 30+ acres.

3. The Oak Park Elementary School site, adjacent to the P.H.H.S. property, has 7-10 acres.

4. The P.H.H.S. Full-Time-Equivalent student capacity would be 2267.

5. The Oak Park Elementary School site FTE is approximately 500+ students.

6. The PHHS site currently has 133,771 sq. ft. of developed educational space.

7. The Oak Park Elementary School site currently has 41,475 sq. ft. of existing facilities.

> *Combining these adjacent properties would give CSUH 37 to 40 acres of grounds, 175,246 sq. ft. of classrooms and facilities already in place--25,000+ more square feet than the proposed development at the Ygnacio Valley site, and would allow for over 5400 students in Pleasant Hill, given the present ratio of 1 FTE student to 2 registered students.*

8. The Central branch of the Contra Costa Library is adjacent to both properties. The library's collection of over 650,000 books and 850 periodical titles represents a major community resource for the State University system. If CSUH remains on the PHHS site, the cost of the University library will be significantly reduced.

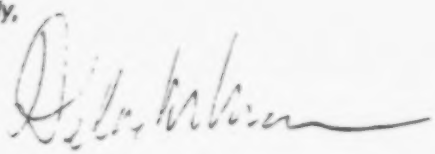
9. The existing transit system to the CSUH extension site in Pleasant Hill effectively serves residents of Contra Costa. With both I-680 and BART only 1/4 of a mile away, the PHHS site is centrally located and very accessable to the residents of this county.

10. The main access to the CSUH extension site in Pleasant Hill, I-680, is currently being expanded to 14 primary and auxiliary lanes: a further enhancement of access to the current Pleasant Hill site. This will avoid the expensive problems and mitigation measures attached to the Concord, Ygnacio Valley Road site.

11. The City of Pleasant Hill recently conducted a Community Survey for General Plan revision purposes. Attached, you will find an official summary copy of this survey, indicating overwhelming resident and business support for continuance of the Hayward State Extention at the Pleasant Hill High School site.

Pleasant Hill is a community dedicated to education. Residents, businesses and public officials ALL agree that we would welcome a permanent University Campus and provide community support. We do not feel that recently enacted state legislation restricting campus development to state-owned property is in the best interests of the University system, the taxpayers, or the state government. The cost of developing a new site, when an existing site is substantially superior in all respects, is unjustifiable.

Sincerely,



Delos M. Mace

encl: Pleasant Hill General Plan Survey summary.

CITY OF PLEASANT HILL GENERAL PLAN REVISION

1987 COMMUNITY SURVEY RESULTS EXECUTIVE SUMMARY

A Summary of the Results of the Survey of Pleasant Hill Residents and Businesses Conducted During the Months of November and December 1987, As Part of the City of Pleasant Hill General Plan Revision Process

Prepared by

MOORE IACOFANO GOLTSMAN
1824-A Fourth Street
Berkeley, CA 94710

(415) 845-7549

December 1987

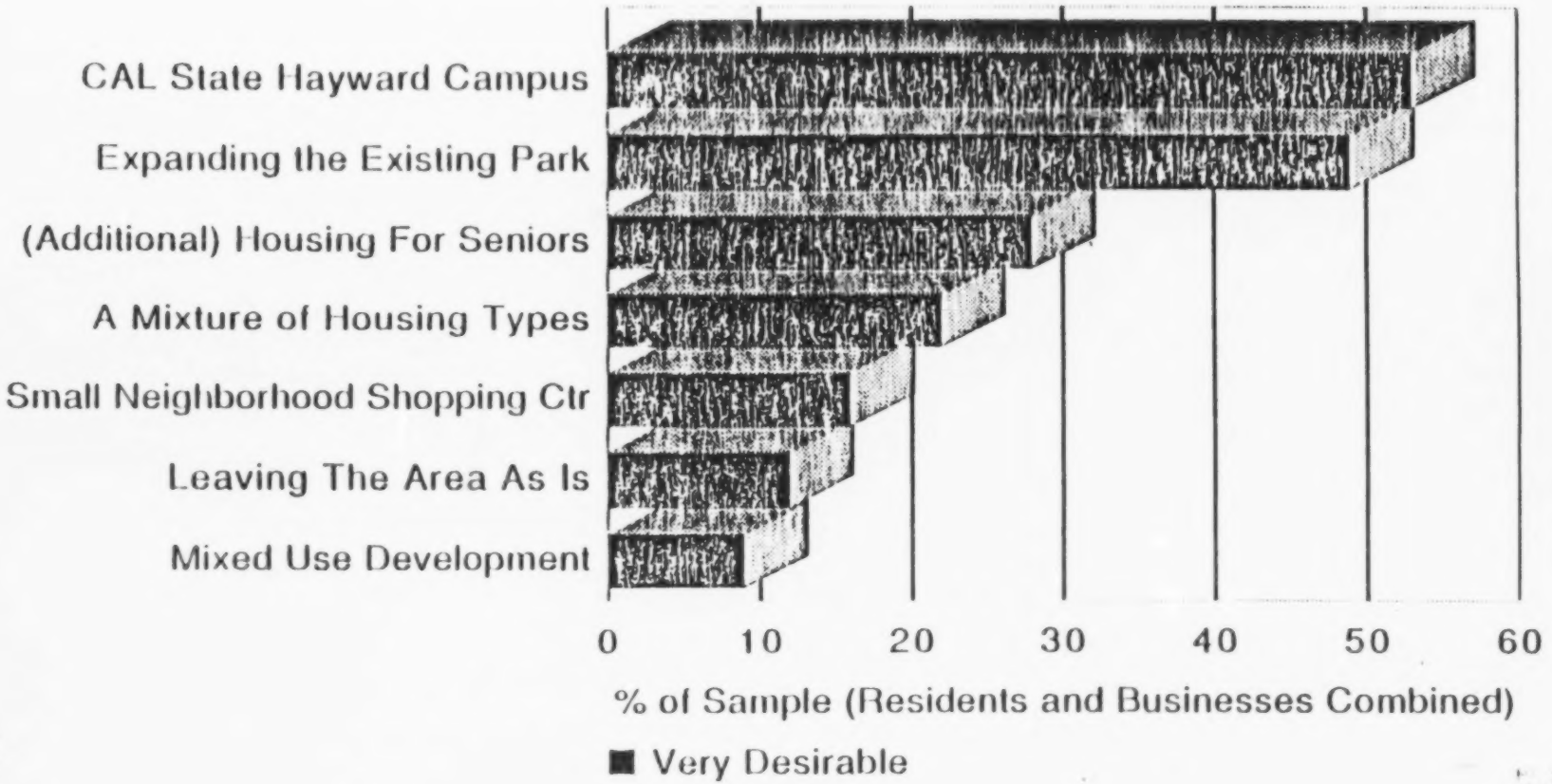
67

71

7.

Summary of Question 11 (Oak Park Blvd./W. Hookston Rd. Area)

How desirable are the following uses and activities?



EIPAssociates
150 Spear St.--Suite 1500
San Francisco, CA 94105

save MOUNT DIABLO

Draft Environmental Impact Report
California State University, Hayward
Off-Campus Center

To whom it may concern: October 7, 1988

While Save Mount Diablo supports the concept of an educational facility such as the one proposed, and can see the benefits of an environmentally sensitive, well-designed campus in close proximity to the area's major natural classroom, Mt. Diablo, we have serious problems with the draft EIR as presented and with the manner in which public involvement has been handled.

Save Mount Diablo is a Concord-based Land Trust, active in and around Mt. Diablo State Park for the past 17 years. We emphasize both acquisition of land for public open space, as well as sensitive planning to minimize the impacts of development around Mt. Diablo. We'd like to thank the Trustees of the California State University for the opportunity to make comments on the adequacy of the draft EIR. SMD made cursory remarks at the public hearing held on October 6; comments below should be considered in addition to our earlier ones.

SMD only received the EIR recently, after much effort. Though Save Mount Diablo is widely recognized to be important in any development planning around Mt. Diablo, we were not informed of the Notice of Preparation. Presumably, other environmental and neighborhood groups were similarly neglected. It took five calls over a period of more than a month to get any information about the draft EIR from University officials, and it was still very difficult to get a copy of the document. We only heard about the public hearing through the local press, and requiring submission of written comments two working days after the public hearing has very likely discouraged other public comment. The comment period should be extended and re-advertised, and the draft should be sent to neighborhood representatives in the area, and environmental groups located or active in Contra Costa county.

The draft EIR is wholly inadequate in describing the impacts of the project and in reccomending policy choices for decision-making agencies involved. Considering the number of times the California Environmental Quality Act is quoted, the draft EIR includes major gaps in compliance with CEQA requirements. Some of the most obvious are suggestions that there are no impacts which can not be mitigated, and further, the failure of the draft to consider long-term, cumulative, and unavoidable significant impacts in a credible fashion. Loss of wildlife habitat, further traffic congestion, additional noise are just a few examples of impacts that can be partly but not fully mitigated.

Environmental Impact Reports are prepared to inform decision makers of the consequences of various alternative projects, in order minimize impacts on the area. The draft EIR indicates that alternatives were discarded long before the public process even began, and that the environmental impact process is being undertaken merely to satisfy legal requirements. The October 6 public hearing confirms this interpretation.

Some of the ways in which the draft fails to meet CEQA requirements include the failure to include construction impacts throughout the document–there will be impacts beyond the noise and air-quality ones included; one example is the effect large, slow-moving construction equipment will have on traffic circulation in the area.

Long-term, cumulative, and unavoidable significant impacts are treated in page-long chapters so deficient as to discourage specific comment. These sections are more notable for what they do not include than for what they do discuss. It is not acceptable to conclude that since impacts of this project are dwarfed (if, in fact, they are) by impacts related to earlier or proposed development, then the project's impacts are insignificant. In fact, the development of the college site will have important impacts which must be mitigated if the project is to proceed.

The proposed State College is one of several proposed developments in the area. Each will have great impact, and cumulatively they could greatly affect the nature of the region. What attempts are being made, for example, to coordinate activities at the college site, the proposed Crystyl Ranch development, the Kaiser Sand & Gravel quarries and the various City and State Open Spaces? Just one suggestion might be that the Crystyl Ranch site might be better suited for student housing if a college is to be built nearby.

Finally, and most importantly, the Notice of Preparation, and other documents have suggested an eventual enrollment of 5,000 to 15,000 students. The Final EIR must address the impacts of these long-term enrollments in addition to the 1,000 to 1,500 short-term enrollments actually discussed.

Specifically:

Project Description

The project description fails to include a straightforward conceptual development plan or schedule, any sort of grading or construction plans, and eventual project scope.

Pg 3-3–The draft EIR appears not to recognize the college site's location adjacent to Lime Ridge Open Space, and in close proximity to Mt. Diablo State Park; the public open spaces and the college site are all located on the slopes of Mt. Diablo. Given this ignorance of the project's location, have impacts to public open spaces and citizen, city and and the state investment in them been considered? How and to what degree?

Pg 3-3–The draft EIR indicates that the proposed Crystyl Ranch project adjacent to the college site is shown in figure 3-2, but does not actually show it. Further, the proposed project is for 885, not 901 units, and is in draft EIR stages itself, not approved.

Pg 3-3-Section 3.2–Given placement on differing sites, why was the amount of development the same? Surely different physical situations would require differing amounts of grading, etc.

Pg 3-3, Sec 3.2–If this is a draft EIR, why does it indicate that an alternative has already been chosen? Our understanding of an EIR's importance is in identifying differing alternatives

that may accomplish some or all of the goals of the project, with perhaps a preferred alternative. Are the authors of the EIR suggesting that decisions have already been made?

Pg 3-3. Sec 3.3--The draft states that the intent of Cal State is to provide facilities for 1,500 FTE students; earlier the Notice of Preparation indicated that the ultimate enrollment will be 5000 Full Time Enrollment students or more. It is improper under CEQA to study only the impacts of 1,500 students given plans of a much higher ultimate enrollment. All traffic and other impacts should be based on the higher figure, or the correct one. Which is correct?

Pg 3-3. Sec 3.3--If it is the University's general goal to own its facilities, why isn't purchase and/or expansion of the existing Pleasant Hill site being considered?

Pg 3-8--Of the draft EIR's design objectives:
--From the surrounding ridges, the impression of the campus is still a 'sea of cars'. Since some of the largest numbers of people viewing the campus will include the more than half-million Mt. Diablo State Park visitors, most of whom drive to the summit for the view, why wasn't parking diffused throughout the campus area rather than lumped in just the 'sea' you wish to avoid? Why emphasize parking in the first place over mass transit. If only 1,500 FTE students are being planned for, will one parking space be required for each of them?

--We emphasize and commend objectives of pedestrian connection to Lime Ridge, and considering views both toward and from Mt. Diablo, as well as preserving Galindo Creek through to Ygnacio Valley Road.

--We support use of mass transit, and agree that the campus should not be bisected by a road, or provide for through traffic.

Land Use & Relationship to Plans

In preparation of the draft EIR, the consultants seem to disregard the site's location on Mt. Diablo and adjacent to Lime Ridge Open Space. The college could have serious impacts on the public's investment in area parklands. If the open space characteristics of the site are meant to be preserved, what agreements are being pursued in that vein? What open space agencies have been contacted, what trail alignments are being considered, where will scenic easements preserve the site?

Pg 4-1--correct to 885-unit.

Pg 4-3--what criteria were used to conclude that existing land use in the study area will not be adversely impacted by development of the college site? Lime Ridge Open Space's recreational use might easily be affected by any number of facets of any development. Indications by planning documents that the site shall be used for a college site do not affect whether the development will have impacts. What criteria were used to determine that there are no mitigations required, since none establish the absence of impacts?

Population and Housing

The draft greatly underestimates population and housing changes created by an expanded college facility, and must address impacts of long-term expansion.

Pg 4-4--Your population figures are incorrect. ABAG indicates that in1985 706,300 residents lived in all of Contra Costa county, not 3,121,000 in just the North Central Region, and that population growth to the year 2005 will increase that figure to 901,000. Please clarify what population figures your report utilized. Authors of the draft appear to use data from the North Central Bay area, rather than the North Central Contra Costa region, as they indicate. Based on this data, population conclusions are suspect.

Pg 4-6 to 4-9--Is there any plan in the future to include full four-year programs? What planning horizons for the college are being considered?

Pg 4-9--The draft indicates that there will be no housing needs in the area; will there be housing needs generated in the specific area near the campus in Walnut Creek and Concord? Surveys of the much smaller Pleasant Hill campus cannot be representative, and should be conducted of comparable program types at the Hayward campus. Even shifts in housing demand in the area adjacent to the campus will have related impacts on traffic, as one example. These should be investigated.

Traffic and Transportation

Pg 4-13--Why does the report indicate that the peak periods for traffic volume will be during late afternoon? At nearby Diablo Valley College, especially in summer, there are very early classes, presumably based on heat and work schedules, that have an effect on early peak traffic. What scheduling constraints are these assumptions built upon? The draft repeatedly makes conclusions based on project operation not alluded to, or revealed later. Please cross-reference these assumptions. Further, impacts at one time of the day, week, or year are significant and should be looked at even if other periods have greater impact. Traffic impacts should also be calculated throughout the day, incrementally as well as cumulatively.

Pg 4-18--To the contrary, trips to and from the center are new to the region if you assume a greater population for the Concord site vs. the existing Pleasant Hill campus.

Pg 4-27--Assuming low mass-transit usage doesn't follow based on the incidence of such use on the Pleasant Hill campus. The college might want to encourage or operate such transit, especially in light of larger numbers of students.

Visual Quality

Much is made of the design characteristics of the proposed campus. Since architectural studies appear to have been completed, why weren't they included? Without knowledge of the design of the campus, many of us might conclude that we'd rather not be forced to view an unattractive design. In order to provide mitigation for visual impacts, alternatives should include site designs that are not visually prominent.

Pg 4-41--What criteria are used to conclude that the college center would not have significant adverse impacts on viewsheds? Does design of the campus to be visually prominent ignore impacts on views from Ygnacio Valley and the surrounding area? Visual impacts include those suffered by visitors to Lime Ridge and Mt. Diablo State Park, and photo representations of the site from prominent points within the two open spaces should be incorporated into the EIR. Given the visual prominence of Mt. Diablo behind the site, perhaps the mountain

should be made the focus of any design, rather than attempts to set the campus apart from the surrounding area.

Pg 4-42--Mitigation measures are completely inadequate, and do not meet CEQA requirements for mitigating environmental impacts associated with the project's visual impact on the surrounding area.

Community Services

Pg 4-49 to 4-51--The draft ignores changes in emergency response time based on associated traffic from the project and related nearby developments. What will be the changes in these response times during normal operating hours, during peak traffic hours for both the surrounding area and the college site. How will emergency services be provided during unusual events on-site? If the site sits outside of the normal response time for local fire departments, will additional fire-fighting facilities be constructed nearby?

Pg 4-50--The draft ignores related hazards of fires started on the campus that could then spread to neighboring open space areas--probably a greater hazard than the spread of wildfire to the campus. What are the impacts of such hazards to open space areas, and to associated neighborhoods nearby?

Pg 4-85--What 'improvements' are contemplated for the natural runoff channels?

Vegetation and Wildlife

This section repeatedly indicates the species commonly found in similar habitats. Were surveys of species actually undertaken? When, and in what manner? What species were found? What rare and endangered species, if any, were actually found?

Pg 4-90--When and with what frequency does cattle grazing actually take place?

Pg 4-90--What oak species are actually found on-site? In what numbers?

Pg 4-93--What alteration of Galindo Creek, and its tributaries, is contemplated? What are the impacts of proposed alterations?

Pg 4-93--Do the wetlands on-site actually fall within Corps 404 permit areas?

Pg 4-94--While a long agricultural history has certainly impacted native flora, what basis do the authors have for suggesting that the native flora has been eliminated? A field survey done on a single day (June 24, according to the draft) at the height of the dry season in a drought year cannot be representative of species found on-site year round. What plans are there for additional, more-representative, surveys? How will these additional surveys be conducted?

Pg 4-95--What basis is there for assuming development of the sight will have no impact on significant vegetation? The draft indicates far from representative survey techniques, especially in light of the high number of significant species found in the area.

Pg 4-95--What is meant when the draft reports that 'wildlife species.. would be extirpated..? Which species will be disturbed by increasing human activity on-site?

Pg 4-95--The draft indicates no significant species were found in field surveys, where earlier it mentioned only a single survey. What surveys were completed, on what dates and under what methodology? Are data from these surveys available? Why weren't results included in the appendixes?

Growth-Inducing Impacts, Cumulative Impacts, Significant Unavoidable Adverse Impacts

Listing possible significant impacts is not descriptive; each of these sections ignores CEQA requirements.

Alternatives to the Proposed Project

Pg 8-1--All Potential Adverse Impacts have not been fully described, or shown to be mitigatable.

Pg 8-2--What studies have demonstrated the need for an expanded facility? Under what assumptions? Why do the authors of the draft assume a Concord facility is the only way for the College to achieve its goal of ownership of facilities?

Pg 8-5--What alternative sites were looked at? Why did they fail to create the campus-like setting the State University intends? If this facility is actually designed primarily for late afternoon and evening use, what is the importance of such a setting. Why should a night school have visual prominence in the community? Business parks are, in general, campus-like in their set-up, and would seem to satisfy many of the goals of the project. Why isn't inclusion in an existing Business Park considered as a viable alternative?

These are many of our comments about the project as sketched out in the draft EIR; considering SMD's favorable attitude about the project concept, the inadequacy of the draft EIR goes a long way toward making the community very uncertain about how the State college will handle community concerns in the future. It appears as though EIP Associates should be instructed to use comments on the draft EIR as the basis of a revised draft, since the document is a long way from meeting CEQA requirements. If you have questions about any of our comments, I can be reached at (415) 549-2821.

Sincerely,

Seth Adams

Seth Adams, Program Director
Save Mount Diablo

cc: Senator Boatwright
David Golick, Senior Planner--Concord
Kevin Roberts, Director
--Comm. Dev. Dept., Walnut Creek
Joan Morris, Contra Costa Times
Jim Cutler, County Comm. Dev.
Ken Little, Little & Saputo; Kaiser S & G
Sattlers, Treen, Doyle, Valle-Riestra

East Bay
Regional Park District

11500 SKYLINE BOULEVARD, OAKLAND, CA 94619-2443 TELEPHONE (415) 531-9300

STATE UNIVERSITY
OCT 1 1988
PHYSICAL PLANNING
AND DEVELOPMENT

BOARD OF DIRECTORS
MARY LEE JEFFEROS, President
JAMES H. DUNCAN, Vice President
JOHN O'DONNELL, Secretary
HARLAN KESSEL, Treasurer
JOCELYN COMBS
KAY PETERSEN
TED RADKE

DAVID E. PESONEN
General Manager

October 6, 1988

Mr. Herbert Zuidema
Trustee of the California State University
Office of the Chancellor
Division of Physical Planning and Development
P.O. Box 3502
Seal Beach, CA 90740

Subject: DEIR for the CSU Hayward Off-Campus Center (SCH#87121514

Dear Mr. Zuidema:

The EBRPD offers the following comments on the subject document. The discussion of Traffic and Transportation (pp 4-11 to 4-35) should be augmented to note that a portion of the State Hiking and Riding Trail crosses the extreme northeasterly portion of the project site. This trail provides a connection to the Contra Costa Canal Trail and other EBRPD trails which provide access to central Concord, Walnut Creek, Pleasant Hill and Lafayette (literally dozens of miles of regional trail connections). These trails are all operated by the EBRPD and are commonly used by pedestrians, equestrians and bicyclists. A feeder trail connection to this trail from the proposed campus area of the project site would accomplish the third mitigation measure given on page 4-30. The EBRPD strongly urges CSU Hayward to include such a measure as part of the project.

The EBRPD appreciates the opportunity to review and comment on the subject EIR.

Very truly yours,

T.H. Lindenmeyer
Environmental Specialist

cc: J. Kent
T. Mikkelson
M. Terner
K. Shea
R. Doyle
Board

TL:ib
10-06-02TL

81

State of California — THE RESOURCES AGENCY OF CALIFORNIA

10/11

Memorandum

To : Dr. Gordon F. Snow
Assistant Secretary for Resources

Mr. Herbert Zuidema
Trustees of Calif. State University
4665 Lampson Avenue
Los Alamitos, CA 90720

Date : OCT 04 1988

Subject: Draft Environmental Impact Report, CSU Hayward Off-Campus Center. SCH# 87121514

From : Department of Conservation—Office of the Director

The Department of Conservation's Division of Mines and Geology (DMG) has reviewed the Draft Environmental Impact Report (EIR) for California State University, Hayward Off-Campus Center in Concord. We have the following comments.

Our primary concerns at the site are related to seismic and slope-stability hazards. The Draft EIR's assessment of seismic sources and associated peak ground accelerations, presented in Table 4-13, appears generally appropriate. However, more recent information indicates that the Maximum Credible Earthquake (MCE) magnitudes for the Greenville and Concord faults would be 7.25 and 6.5 respectively (revision of DMG Map Sheet 23, in progress). Ground acceleration values should be adjusted accordingly. Maximum Probable Earthquake (MPE) magnitudes and associated accelerations should be provided for the Greenville and Concord faults listed in Table 4-13. Although available data for these two faults may not be sufficient for more than an estimate of the MPE, the magnitude of the historic events on each fault can be used as a minimum value -- 5.8 on the Greenville, and 5.4 on the Concord. (DMG Special Publication 62, 1982, page 326; U.S. Geological Survey Basic Data Contribution 55, 1973).

The Draft EIR indicates the presence of several geologic hazards on the site, including recently-active landslides, a fault of undetermined activity, expansive soil, and potentially-liquefiable alluvial deposits. As noted in the Draft EIR, the unmitigated impact from any of these hazards could mean significant damage to the proposed project. The identification of the hazards was apparently based primarily on surface reconnaissance of the site, while proposed mitigations rely upon subsurface information to be obtained by future geotechnical studies. References to future geotechnical studies do not comply with the intent of the California Environmental Quality Act (CEQA). The mitigative solutions for faults, landslides, and liquefiable soils often involve avoidance or expensive treatment. It is not possible to accurately assess the extent of the hazards on the site or the appropriate mitigative

RECEIVED
OCT 11 1988
STATE
CLEARINGHOUSE

measures without additional geotechnical information. It is recommended that a comprehensive geotechnical study be completed before the Final EIR is prepared, with results incorporated in the EIR.

The hazards and mitigative measures discussed in the Draft EIR should be addressed in the geotechnical study, particularly:

- the potential for rupture on the fault near the southwest corner of the proposed building complex;
- the potential for seismic and aseismic ground failure (i.e., liquefaction and settlement);
- the lateral and vertical extent of existing and potential landslides which may affect the project;
- the suitability of on-site materials for use as project fill;
- the potential for erosion/sedimentation in areas where proposed roads and parking lots will be constructed along/near stream banks; specific measures to be used to prevent project-generated sediment from entering stream channels.

We also suggest that the characteristics of seismic ground motion potentially affecting the site be evaluated in relation to building design. The University may wish to consider implementing project construction and design measures beyond the minimum standards set forth in the Uniform Building Code.

If you have any questions regarding these comments, please contact Zoe McCrea, Division of Mines and Geology Environmental Review Officer, at (916) 322-2562.

Dennis J. O'Bryant
Environmental Program Coordinator

DJO:it
0316q/0008q

cc: Zoe McCrea, Division of Mines and Geology
John Schlosser, Division of Mines and Geology

Community
Development
Department
County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez, California 94553-0095

Phone: 646-2035

RECD OCT 2 0 1988

Contra
Costa
County

Harvey E. Bragdon
Director of Community Development

THE CALIFORNIA
STATE UNIVERSITY

OCT 11 1988

PHYSICAL PLANNING
AND DEVELOPMENT

October 6, 1988

Trustees of the California
State University
Office of the Chancellor
Division of Physical
Planning and Development
P.O. Box 3502
Seal Beach, CA 90740-7502

Regarding: California State University, Hayward
Off-Campus Center - SCH #87121514

Gentlemen:

Thank you for the opportunity to review the aforementioned document. The document handles most of our concerns. There are, however, a few areas which require further discussion.

The EIR states that the project will only utilize 40 acres of a 384 acre site. The EIR does not make clear the State's intent on the remaining 344 acres. Presumable the land will remain as natural open space or be held in reserve for future college purposes. Will the construction of this facility eliminate the reversionary clause in the original acquisition agreement with the Newhall Company? The EIR needs to clarify the State's intent to keep the site in perpetuity.

The Off-Campus Center design objectives (page 3-8 and 9) reference the desire to provide connections to the adjacent to the Lime Ridge Regional Recreation Area. The site plan shows no such connections. The Final EIR should specify where trial connections should be placed including connections toward the development being considered to the south. It should also outline a process to ensure that use of the area will fit into the uses of the Lime Ridge Regional Recreation area; that should include dialogue with Walnut Creek, Concord, the East Bay Regional Park District, the County, and the State.

Given the educational nature of the facility, the proximity and views to Mt. Diablo State Park, and the potential to serve as a major cultural resource for the area; consideration should be given to including an environmental classroom or environmental displays relating to the history and natural resources of the mountain to the State and area. The EIR should discuss this as a potential mitigation measure.

8-1

The EIR correctly points out the regional nature of the traffic problem. The EIR does make specific references to mitigations for improving the intersections along Ygnacio Valley Road. The EIR does not make clear whether widening of Ygnacio Valley Road is proposed as part of the normal frontage improvements for this project. This should be clarified. On page 4-29 the EIR lists as a proposed mitigation that the CCCTA route be modified to use the loop roadway system. An alternative might be for turnouts to be built along Ygnacio Valley Road; these would be better placed for the adjacent residential across to the north.

The site plan currently has the project built on a highly visible knoll to make a design statement. Ygnacio Valley Road has a fair amount of noise generated along it, especially due to truck traffic on high slopes. While the location may not exceed noise standards, it may effect the quality of the educational experiences. Further alternative analysis should be given to moving the campus to a more hidden location on the site. Such an alternative could lead to a quieter environment, much less visual impact, and fit more with site topography. Minimizing the visual impacts would make the project fit more into the suburban character of our area.

Sincerely,

James W. Cutler

Jim W. Cutler
Chief of Comprehensive Planning

JWC:cg

cc: Dave Golich, Concord Planning
Seth Adams, Save Mt. Diablo
cd12/csutrust.ltr

CONTRA COSTA
WATER DISTRICT

1331 Concord Avenue
P.O. Box H20
Concord, CA 94524
(415) 674-8000 FAX (415) 674-8122

(415) 439-9169 Toll Free from
Eastern Contra Costa County

THE CALIFORNIA
STATE UNIVERSITY

OCT 1 1 1988

PHYSICAL PLANNING
AND DEVELOPMENT

October 5, 1988

Directors
Donald P. Freitas
President
Bette Boatmun
Vice President
Ronald E. Butler
Daniel L. Pellegrini
Paul F. Hughey
Ed Seegmiller
General Manager
John E. DeVito
Executive Director

Trustees of the California State University
Office of the Chancellor
Division of Physical Planning & Development
P. O. Box 3502
Seal Beach, CA 90740-7502

Dear Trustees:

We have reviewed the Draft EIR on the California State University, Hayward Off-Campus Center and find it to provide adequate information pertinent to providing water services to the site. We also concur with the DEIR recommendation for water conservation both in the installation of water saving facilities and in landscape planning.

The majority portion of the site appears to be intended to remain in open space and will not require water service other than possible fire suppression. The Trustees should consider preparing an open space management plan to address maintaining the open space with the advent of a significant human population and the demands for recreational trail development and connections to the Lime Ridge Regional Recreation Area. Several of the objectives provided for the Off-Campus Center Plan (p.3-8) address this open space. However, an open space management plan would provide policy beginning with a transition from present cattle grazing (p.4-1) through full development and occupancy integrated with the ultimate development of the surrounding community.

Potential adverse effects arising from the introduction of people to a non-management open environment, of course, includes fire risk (note that water services are not projected above 420' elevation), litter and refuse proliferation and erosion potential on undeveloped trails, particularly if trail bikes or other motorized recreational vehicles are not prohibited. The EIR preparers may wish to further address this issue. An appropriate mitigation measure for this moment, may be requiring an open space management plan to be prepared, approved and implemented by the Trustees coincident with campus development.

On page 4-55, WATER, Setting, first line, please delete "County". The Board of Directors elected several years ago to shorten the District's name. Also, on page 4-59, footnote 5 reference should be to "Lee Anne Cisterman". The referenced telephone conversation was on June 24 and no letter was provided as indicated.

If you have any questions regarding these comments, please contact me. Thank you for the opportunity to review and comment on this Draft EIR.

Yours truly,

Dennis Pisila

Dennis Pisila
Utility Planner

DP:ps

THE CALIFORNIA
STATE UNIVERSITY
1988
PHYSICAL PLANNING
AND DEVELOPMENT

CITY OF CLAYTON
Founded 1857 — Incorporated 1964

P.O. Box 280 · Clayton, California 94517
Telephone 672-3622

City Council
James C. Parsons, Mayor
Ann Hall, Vice Mayor
Carolyn F. Bovat
Roy F. Hawes
Gregory J. Manning

October 20, 1988

Trustees of the California State University
Office of the Chancellor
Division of Physical Planning and Development
4665 Lampson Avenue
Los Alamitos, California 90720

Sirs/Ms.

Thank you for the opportunity to comment on the Draft Environmental Impact Report for the California State University, Hayward Off-Campus Center (State Clearinghouse No. 87121514).

The City of Clayton acknowledges the fairly thorough treatment of the project campus in the Draft Environmental Impact Report. One area of concern that eludes the discussion of benefits and impacts in the referenced document is that of comprehensive land use planning for the region. There should be some discussion that the campus represents a land use element that balances the housing development with an employment center such as the campus. Clearly a sea of unbroken housing projects in this region is not the highest and best use of regional land use. It may be appropriate to identify the campus as a priority land use in light of the demand for road capacity that other housing projects may demand and preempt.

In addition to the above, the City of Clayton's main areas of concerns are the cumulative impacts from traffic and the effect on regional traffic and Clayton Road/Kirker Pass Road intersection; the creek treatment and maintaining the natural creek drainage and restoring the riparian system; oak tree maintenance; erosion; transportation alternatives including a shuttle service from BART stations in Walnut Creek and Concord; alternative class hours as mitigation measures.

On page 4-28 in paragraph Student Commute there is discussion of the possible increase of student trips generating from east county. The following discussion does not provide any traffic projections for this scenario. The relevant aspect of this traffic

projection is the intersection of Clayton Road/Kirker Pass. The possibility exists that there would be a better distribution of traffic if the student population was divided between east and west. This possibility should be explored.

We suggest that as an additional mitigation measure for the traffic impacts that an active shuttle service shall be established for the BART stations. This shuttle service would serve both the train commuter and the possible park and ride commuter. In light of the fact that the BART parking lots are lightly used during the 5:30 to 10:00 p.m. student use period, this may be a compatible way to provide an alternative to the single vehicle occupancy commute.

We also suggest that alternative class times may serve the projected student population better as well as reduce the number of vehicle trips during peak p.m. commute hours. Morning classes may serve parents and re-entry workers better than evening classes. These alternate times will reduce the evening commute and provide more flexible hours for parents with children in school, workers and professionals whose positions may require afternoon and evening obligations.

The EIR does not discuss how the remaining open space will be maintained and managed. Within this open space is a degraded riparian corridor. As a mitigation measure the project should restore the riparian system zone area. This could be accomplished in conjunction with academic programs. The Trustees should have a land management plan developed that address the long term maintenance of the open space including restricting off the road motor and non motor vehicles, a fire prevention program, and passive recreational amenities such as trails.

Additional measures should be taken to protect the oak trees on site during construction. These measures should include a penalty fine and replacement policy to be incorporated into the construction contract (grading). In addition the trees should be inventoried, marked and fenced.

A construction site soil and sediment erosion control plan designed to ABAG standards should be developed and submitted for review to the Contra Costa Resource Conservation District. The plan should be approved by September 15th of the construction year.

Thank you for this opportunity to comment on the DEIR. We would appreciate a copy of the Final Environmental Impact Report.

Sincerely,

Elizabeth Patterson
Planning Director

cc: City Manager
Planning Commission
City Council
Aldrich
Zuckerman

cal state off-campus EIR.ep

Walnut Creek
City Of

THE CALIFORNIA
STATE UNIVERSITY

OCT 11 1988

PHYSICAL PLANNING
AND DEVELOPMENT

October 7, 1988

Trustees of the California State University
Office of the Chancellor
Division of Physical Planning and Development
P.O. Box 3502
Seal Beach, CA 90740-7502

Dear Sirs:

Thank you for the opportunity to comment on the DEIR for the proposed California State University, Hayward Off-Campus Center on Ygnacio Valley Road. The City of Walnut Creek has the following comments:

1. The Notice of Preparation distributed by the University stated that the ultimate enrollment of the center was 5,000 FTE students. The DEIR states that the maximum enrollment would be about 1,500 FTE students. If there is uncertainty about the ultimate enrollment, the maximum potential enrollment should be analyzed in the EIR.

2. The DEIR fails to address any intersections in Walnut Creek. A list of intersections of concern was provided in the City's response to the Notice of Preparation. The EIR should be revised to address those intersections. At a minimum, the EIR should provide information on impacts at the intersection of Ygnacio Valley and Oak Grove since it is the closest Walnut Creek intersection. Based on Figure 4-4 and Table 4-5, about 54% of the 580 p.m. peak hour trips would go through this intersection. Adding 313 p.m. peak hour trips to that intersection would be significant.

3. The mitigation measure to set aside a "small unutilized area" as a park and ride lot (page 4-29) should be expanded upon. CSUH should provide land for a park and ride facility serving Ygnacio Valley Road. Even though the campus may not attract many transit or carpool users, it may be possible to compensate for the traffic increases caused by the University by providing a park and ride lot for other commuters.

   The corner of Ygnacio Valley Road and Alberta Way/Pine Hollow Road could be an appropriate location for this facility which

87

91

P.O. BOX 8039, 1666 NORTH MAIN STREET, WALNUT CREEK, CALIFORNIA 94596 (415) 943-5800

would not impact the campus design. Alternatively, the campus parking lot could be made available for park and ride use by the public.

4. The DEIR mentions that by starting classes later than 6 PM vehicle trip demand could be reduced by a small amount (page 4-29). Starting classes later would also achieve significant reductions in peak hour trips reducing one of the major traffic impacts of the proposed campus.

5. The EIR should include a cumulative project list, not just refer to discussions with City staffs (page 4-23, Year 1992 Analysis). Also, the assumptions for a reduced growth rate (2% post 1992, page 4-24) should be clarified.

6. Discrepencies in the number of parking spaces proposed should be clarified. On page 4-27, 1350 parking spaces are planned; on page 4-28 1400 are planned.

7. The Visual Quality section states that, "The focus of the proposed plan is to develop a center that responds to the natural features of the site while at the same time providing visually prominence and significant contribution to the architecture of the area." (page 4-39, first paragraph). The proposed plan would chop 60 feet off the top of the hill creating what appears to be a large flat pad where the buildings would be located. The DEIR does not address the visual impacts of this "table topping " of the hill. One possible mitigation measure would be a grading plan which more closely follows the natural contours as the focus of the plan originally intended.

   The Visual Quality section should make clear that about 1200 to 1250 of the 1350-1400 parking stalls on the campus will be adjacent to, and clearly visible from Ygnacio Valley Road. Mitigation measures should more thoroughly address the visual impacts of this 1200 car parking lot on nearby residences and Ygnacio Valley Road, especially the impacts of night security lighting which are not addressed at all.

8. On page 3-8, one of the design objectives was to "Provide pedestrian connection to adjacent Lime Ridge Regional Recreation Area." This is not discussed in the project proposal. Another design objective was to "Provide for clear and efficient site circulation for automobiles, service vehicles, bicycles and pedestrians with reasonable separation." No mention is made of bicycles in the DEIR other than storage and a possible "pedestrian/bicycle trail connecting the center to residential areas and General Plan routes in the area. The EIR should more thoroughly discuss bicycles as a means of transportation to the campus.

9. The EIR should analyze alternative sites other than on Highway 680. East Contra Costa could be a possible location.

10. On page 3-3, the sand quarry is to the west not east. The 901 unit subdivision has not been approved. On pages 4-1 and 4-36, the Kaiser Quarry is southeast of the site, the Cowell Sand Quarry is at the northwest corner of the site.

11. On page 9-2, Vic Kamhi is the Transportation Administrator, not Traffic Engineer.

Again, thank you for the opportunity to comment on the DEIR. If you have questions regarding these responses please contact Vic Kamhi, Transportation Administrator, or David Wallace, Associate Planner.

Sincerely,

Kevin Roberts
Community Development Director

cc: City Council
Planning Commission
Transportation Commission
City Manager

64 [10]

STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA

--oOo--

ORIGINAL

RE: CONTRA COSTA OFF-CAMPUS CENTER)
Public Hearing - Environmental) No Number
Impact Report.)
)

REPORTER'S TRANSCRIPT OF PROCEEDINGS

THURSDAY, OCTOBER 6, 1988

7:30 P.M. - 9:20 P.M.

Diablo Valley College

321 Golf Club Road, Main Forum

Pleasant Hill, California, 94523

REPORTED BY: MANDIE J. BEAUCHAMP
Certified Shorthand Reporter
CSR #6946

91

--oOo--

OCTOBER 6, 1988 7:40 P.M.

PROCEEDINGS

MR. LEVEILLE: I believe, Ladies and Gentlemen, we will begin, if you will take your seats.

Good evening. My name is David Leveille. I am the Director of Institutional Relations for the California State University Chancellor's Office, which is located in Long Beach.

And if you will bear with me for a few moments -- this has to be on public record -- these are new glasses, and I cannot see very well at all. And I have never worn glasses before in my life, so bear with me.

In accordance with Section 150202 of the California Environmental Quality Act, otherwise known as CEQA, California State University is conducting this public hearing this evening to receive comments on the Draft Environmental Impact Report for the California State University, Hayward Off-Campus Center, to be located in Concord.

The 45-day public review period started on August 26th, 1988, and will conclude on October 10th, 1988. I would also like to take a moment to indicate that there are several state officials and elected representatives who could not be here this evening. I understand that members of their staff are or will be.

Zandonella REPORTING SERVICE, INC.
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-480
P.O. Box 4107 • Concord, CA 94524-410
(415) 685-622

And we have indicated to everyone that we notified, anyway, that comments -- written comments will be received in the Chancellor's Office of the California State University system by no later than October 10th.

As we begin this public hearing this evening, I would like to introduce some people who are with us that will be assisting in tonight's activities.

To my left at the table is Mr. Tim Coppola, who is Project Manager from The Architects Collaborative in San Francisco. And The Architects Collaborative has served as consultants to the California State University for this project.

To his right is Susan McKay, who is also with The Architects Collaborative. And she is the Project Landscape Architect Manager for the project.

To my left -- to Susan's right -- is another Susan, Susan Aldrich, who is University Facilities Planner from the Chancellor's Office in Long Beach for the California State University.

In addition to the people that are at this table, we have some resource people from the Chancellor's Office, and also from various consulting firms that have joined with us.

And I'm not sure that I can see everybody right now, but let me try. Sheila Chaffin, who is the Assistant Vice Chancellor in the Chancellor's Office for Physical

Zandonella
REPORTING SERVICE INC
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

Planning and Development.

Behind her is Randy Porter. Dr. Porter is Assistant Vice President for Facilities Planning and Operations at California State University, Hayward.

We also have Mr. William Knight, who is Assistant General Counsel for the California State University system.

We have, down here, Mr. Stu During, a principal with EIP Associates, who is in EIP Associates of San Francisco, which is an environmental consulting firm.

To his left is -- let me get this right -- Katherine Mortimar-Garcia, who is also a Project Manager with EIP Associates.

And to his right is Carolyn Gonot -- I hope I'm pronouncing that right -- who is with DKS of San Francisco, the consulting firm used for the transportation study.

Where is Herb? Way back up there is Dr. Herb Graw, who is an Assistant Vice President -- or Associate Vice President, excuse me, and Director of the California State University, Hayward, Off-Campus Center located right here in this community.

And to his right is Joan Bigham, the Coordinator for the Off-Campus Center. And I think -- is Herb Zuidema here? Herb is another gentleman from the Chancellor's Office who is involved in this project and one of the key

players and is over at the cafeteria or someplace between here and the cafeteria directing anybody that may have gone over there.

Again, I would indicate that if you do have any comments or questions that you wish to pose this evening, we would ask that you would fill out one of the -- I'll call it yellow -- off-yellow slips that Randy Porter has.

If you would fill it out and bring it up to the desk here, we will make every effort to include you this evening.

I think it would be important that we discuss very briefly the format for tonight's meeting. We will attempt to provide a brief overview of the project and the Draft EIR. Then we will open up the meeting for public comments.

So, again, if you wish to comment, please fill out one of these forms, get it to us, and we will move forward this evening.

I would also add that if the size of the group remains about this size, we will ask that your comments be relatively brief. You can go on to discuss and present your views with regard to the Draft EIR. Again, the focus of this evening's public hearing is on the Draft EIR. And we would welcome your comments.

If, at some point, you continue to repeat yourself, like I am doing right now, we will probably give you a

Zandonella
REPORTING SERVICE, INC.
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

time limit of three to five minutes and invite you to complete your remarks. And if you still are not done, by all means, put them in writing to us and we will be more than happy to consider them.

You also will note that to my left is a Court Reporter recording every word and pause in this evening's activities so that we will have a complete record of this evening.

The Draft Environmental Impact Report has been prepared by the trustees of the California State University in compliance with CEQA. The EIR constitutes a project EIR pursuant to Section 15161 of the CEQA guidelines.

Our intent, at this point, is to give a brief overview of the project and the educational purpose that is intended by the project.

We will then move from that and have a more complete description of the project that is proposed. We then will move into a situation where we identify not only the commentary made in the EIR, but any mitigations that are identified for our consideration.

And, at that point, we then will open it up for comments. And I'll again repeat myself, we do have a microphone over here. We would ask that you would, when we cue you up, if you will, we will ask that you come over to the microphone and present your remarks to all of us.

Zandonella
REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

As most of you know, the project under review involves the relocation and expansion of the existing Off-Campus Center in Pleasant Hill to a new location in Concord on Ygnacio Valley Road.

The center is operated by the California State University, Hayward. Its primary purpose is, and would continue to be, the provision of upper division and graduate level education programs.

The leased space in Pleasant Hill would be vacated by development of the new center. Plans for the permanent Off-Campus Center are to accommodate, when fully developed, no more than a 1,500 full-time equivalent enrollment, with an initial complement of facilities and plans to accommodate a little more than 1,000 full-time equivalent enrollment or students.

As for some background on the actual site, the California State University currently owns a vacant 384-acre site located in Contra Costa County and within the boundaries of the City of Concord.

It was purchased in 1967 from the Newhall Land Company. The deed restricts -- or the deed restriction specifies that the property must be utilized as -- or for higher education and not for any other purpose.

That is one of the reasons why the legislature is interested in that particular piece of property. The site was subjected to an Opportunities and Constraint Analysis

by The Planning Center, a planning consultant firm.

The report, which was dated November, 1984, indicated the site and surrounding region is generally compatible with the development of a university facility.

I might also add that prior to the beginning of the Pleasant Hill Off-Campus location, the California State University, Hayward, did, in fact, engage in a Needs Analysis. And there was considerable interest in the making available an upper division and graduate level program here in the geographic area that would serve the needs, primarily, of adult and part-time students. And the project that we have under discussion is in an effort to make a more permanent site and location for such an activity.

Early in 1985, Senate Bill 785 was introduced requiring the trustees to establish a permanent state-supported Off-Campus Center on state owned property in Contra Costa County and to continue to offer education programs at the upper division and graduate levels.

Additional amendments were made to the bill in recognition of the California Post-Secondary Education Commission's role -- and it is referred to as CPEC -- anyway, their role and responsibilities under Education Code Section 66903 and 66904.

And those sections basically say that the California Post-Secondary Education Commission is to

Zandonella REPORTING SERVICE, INC.
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

proposal for a permanent Off-Campus Center in Contra Costa County. They supported the release of the budget allocation contained in the 1987-88 governor's budget for planning purposes.

They indicated planning approval for an initial enrollment of 1,069 full-time equivalent students. They also indicated that until such time as the enrollment of CSU Hayward equals or exceeds its current physical capacity, the Contra Costa Center not be converted to a four-year campus.

I might also add that they indicated that if at any point in time that occurs and there is a desire to move in that direction, that a request needs to be submitted to CPEC no less than two years before that particular action could even be taken or considered.

And, finally, they requested submission to CPEC of a supplemental report dealing with transportation access and how the center will serve disadvantaged students, both problematically and with regard to transportation access.

The EIR, which is the focus of this public hearing, includes a transportation component and will be filed with CPEC after the CSU Board of Trustees consideration of the physical master plan at its November 1988 meeting.

This evening's Draft EIR public hearing comes as a result of the report which has been prepared and which evaluates impacts anticipated as a result of the project.

review the need for and location of new campuses and off-campus centers. The amended version of Senate Bill 785 was signed by the governor on September 17, 1985.

Following passage of the bill, the State University contracted for a study of the need for the scope of and timing of additional State University higher education programs in Contra Costa County, primarily at the upper division and graduate level.

Following publication of the consultant's report in March 1986, the State University proceeded with its planning for development of the permanent center and financial support for the initial facilities and planning.

Subsequently, supplemental language to the 1987 Budget Act specified that the appropriated funds could not be used until the California Post-Secondary Education Commission approved the academic master planning.

Another restriction placed on the use of the appropriated funds is the requirement to prepare a transportation plan and obtain CPEC's consideration of it.

The trustees adopted an academic master plan and forwarded it to the California Post-Secondary Education Commission. At its December 14, 1987, meeting, the California Post-Secondary Education Commission took several actions specifically related to the Contra Costa site.

They adopted a resolution approving the CSU's

Zandonella REPORTING SERVICE, INC.
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

Again, the EIR review period ends on October 10th, 1988. It is in conformity with Section 150202 of the California Environmental Quality Act guidelines.

The California State University is conducting this hearing to receive comments from the public on the Draft Environmental Impact Report.

Before receiving such comments, I will introduce Mr. Tim Coppola and Susan McKay from The Architects Collaborative, once again. And they will describe the project for your consideration.

Mr. Coppola?

MR. COPPOLA: Thank you, David.

Susan and I would like to present a brief slide show -- hopefully it's brief, right, Susan -- dealing with what we've worked on for what seems to be about a year and a half.

As David had mentioned to you earlier, The Planning Center, in 1984, prepared an original Opportunities and Constraints evaluation of the property.

Since then, our charge has been to take a hard look at what these property opportunities are in terms of today's dynamics and to try and to resolve what is a state-approved program for a continuing education Off-Campus Center.

I teach at U.C. Berkeley extension, and I know what these sort of centers have to be in order to be viable.

And hopefully in this 384-acre site, the important part is that it has to be compact in order to be placed on the property accordingly.

So we'd like to take you on a slide show journey, so to speak, to try to describe our analyses, our resolutions. And it really follows Section 3-4, which is the map in the EIR report; 3-5, which shows the site plan; and, of course, 3-6, which deals with the building affinities and adjacencies, which are quite important for the viability of the project.

I might mention that the civil engineering -- David did not know of them being with us -- by Nolte Engineers. And we do have Lee Saga from there with us tonight, as well, in case any questions regarding those issues should come up.

So not to leave you in the dark, can we bring the lights down?

If you were at Clayton Valley --

MS. McKAY: This is Clayton over here. This is the substation on the corner. This is Ygnacio Valley Road along the edge of the site.

MR. COPPOLA: And we're looking south, right?

MS. McKAY: We're looking west -- north. This is Ayers Road right here. And the site's boundaries are about here, comes up about here, and across. This is Alberta Way up this way.

Zandonella REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

MR. COPPOLA: Looking now --

MS. McKAY: I think this is looking north, toward -- this is the Cowell Smoke Stack, you can see. This is the Pine Hollow subdivision in here.

MR. COPPOLA: North is to our right.

MS. McKAY: And Ygnacio Valley Road is along the top.

MR. COPPOLA: It's important because the maps will flip back and forth just to be sure.

A view of Mt. Diablo. Obviously, the kinds of development that tends to be occurring on the perimeter of the property.

Site visit. Important because people who you've seen in the room have managed to walk this many times as each design issue has come up.

Obviously, there are some opportunities. Big discussion being the valley, say, for play fields, et cetera, et cetera. And the higher ground hopefully for some opportunities for views.

The edges, and what that characteristic is, those views, either along Alberta Way and the present residence of the property.

Internally, there's a certain kind of scale and absolute difference from what you see along the perimeter see what happens when you come inside.

For example, an aerial view with Ayers at the

bottom of this slide, being one of the entrances for free flowing right in and out of the property.

Shows that those normal kind of characteristics here with the property, showing its split into two watersheds. And that we'll talk about in a minute.

So from that intersection, you would be looking at what would be an arrival sequence to where the campus buildings would be, would be absolutely on the lowest bit, on the far left.

MS. McKAY: So from the Ayers Road, you'll see into the property, but you really wouldn't see the campus.

MR. COPPOLA: There would be no campus.

The campus utilities are quite important, where they are and how they function. And as we went through an analysis, as we said, there are two watersheds.

Now Ygnacio Valley Road is at the top. There are two blue areas which respond to those two different watersheds, essentially split in the middle going from left to right. And each one would be responsive either with retention, detention, or some ways to retard runoff prior to leaving the property.

This gives us the opportunity to keep those buildings in a low profile and minimize any disruption

MS. McKAY: So you can see that the two natural drainageways are up in this area here to a retention pond, which partially exists now.

And the other drainageway which exists is right here. So these two natural drainageways would be preserved.

MR. COPPOLA: The one on the right is Galindo Creek. Also, the City of Concord determined how we would build this is that everything in yellow is below the elevation 400. The top of those knolls are 600 and above.

So 400, in terms of water supply and water service, gave us what constraint there is regarding locating a facility below the elevation of 400.

Continuing on, power lines and their impact would also be evaluated, naturally. And a cut and field designation to show where we are disturbing, which is essentially 40 acres out of 384 acres.

And then the final plan. Walking through that, then, the landscape concept starts with the present residence. That is the characteristic. And the rolling hills, the valley oaks, which you see are predominant.

I think there are -- I don't know, we counted them once, Susan, and an astronomical amount.

MS. McKAY: The present landscape, as you see it, is a result of years of overgrazing. So some of that would be restored for the areas directly around the center.

MR. COPPOLA: And some of the oaks are diseased. And every attempt has been done to make sure the drainage

is away from the oaks so that we don't get into problems with it.

But lots of opportunities internally which are absolutely internally beautiful.

So the landscape evaluation includes trying to identify those kinds of plants that would be consistent with the characteristics. Lighting graphics at night are important, and to tell you where you are, knowing on this campus how occasionally that is an issue.

Circulation, how you get to this, what that sequence is, is it a kinetic movement. What happens as you walk through?

Along the edges. And then the sequence where you make a choice to the parking, walking through the parking. What is that like? Making certain that nothing beyond five percent gray occur so that the parking is a generous, well-received situation. Graded in such a way that that decision similar to Pomona wnere that grading is done in such a way that you arrive at a kind of reasonable, rational probe.

MS. McKAY: The campus -- or the center is based around a central quadrangle courtyard and off of this main courtyard because the buildings would be used mostly in the evening. There's small patios associated with each building and in between the buildings.

First of all, group gatherings. There's also a

Zandonella
REPORTING SERVICE INC
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

central circulation access straight through the Center connecting the parking lot straight through to the arrival at the front door.

So this would show some -- a kind of a character sketch of what that central access would be. These are some feelings of the patios and smaller courtyard spaces.

MR. COPPOLA: Finally, on the diagram on 3-6, it gives you a brief invitation of the program affinities and their relationships.

The library, the classroom labs, the classroom itself, and the administration. Totaling somewhere between 100 and 120,000 square feet.

A visitor parking and handicapped access up at this upper level. And the parking as you know along the lower level. And then trying to establish some sort of courtyard compact, kind of indigenous, kind of architectural, that's low profile. The buildings themselves can grow inward and compactly among themselves rather than to sprawl.

And, lastly, what that overall visual impact of 384 acres. Building location there. The site showing that. Closer. What the model shots that you saw in the EIR showed it as. And the final plan.

And then a view from Lime Ridge, looking down, this kind of impression, which is not quite like the character inside with the courtyards.

And with that, Susan and I are going to stop. And I think that's a good ending.

MR. LEVEILLE: Thank you very much.

Next, we will have Susan Aldrich, from the Chancellor's Office, provide a summary of the EIR and mitigation measures.

MS. ALDRICH: I'm going to be really brief, because I think Tim and Susan talked about a lot of these issues, and I know you are all getting anxious to do your piece.

I, once again, want to remind you that the purpose of this hearing is to hear your comments on the EIR, but they won't be responded to here. They will be responded to in the format of the final Environmental Impact Report.

It's been repeated already today that the EIR analysis is an Off-Campus Center for 1500 FTE, and that any future development beyond 1500 is not anticipated.

The site, which is, again, 084 acres, we're only looking at developing 40 acres of that site. That's approximately 10 percent.

The master plan, as you've just seen, the campus would sit on a small knoll and it would give you the impression as you looked at the site of nestling up against the hills.

It would obviously change the existing view, but the resulting view would still maintain a rural character.

It is our intention to maintain as many of the oak trees as possible and to reintroduce native vegetation as appropriate.

Access to the campus is planned off Ygnacio Valley Road with the intersection of Ayers Road and also off of Alberta Way.

I know that traffic is a major concern to a lot of you. Our traffic consultants estimate that the campus will generate approximately 3,750 trips a day at full buildout.

To give you an idea of how that measures against existing traffic on that street, the campus -- or the Off-Campus Center will only generate 10 to 15 percent of the future traffic that's already planned for on Ygnacio Valley Road.

The one intersection that the Center would have an impact on separate from other future development that's already planned, most of it approved, is the intersection of Ayers Road.

CSU is planning that we will have only right turns in and out at that intersection. And with that, we believe we will be able to keep an acceptable level of service.

If any of you are familiar with traffic terms, it will be to maintain a level of Service B. And if you think about that as a grading system, that's a pretty

acceptable level.

Based on our present analysis, as presented in the Draft Environmental Impact Report, we do not believe that there are any nonmitigatable significant adverse impacts.

And, at this time, I'm going to turn the meeting back to Dave Leveille. And I think he's going to open it to your comments.

If any of you wish to speak and have not turned in a little yellow sheet, raise your hand and someone will come pick it up for you. And I think we'll move it along.

MR. LEVEILLE: Well, before I start this, let me indicate once again, I'll try to do this this way: I will invite a speaker up here and indicate who the following speaker will be.

And if they could come over here and cue up, I guess, is the best way to do it. And I'll try to keep somebody in the wings all the time here.

At this point, I will invite John Hall, who is Traffic Operations Engineer for the City of Walnut Creek. And following Mr. Hall will be Terri Williamson, who is Vice Mayor for the City of Pleasant Hill.

MR. HALL: I'm John Hall, Traffic Operations Engineer for the City of Walnut Creek. We are submitting written comments, and I won't go over all of them.

However, I want to bring our major comment to tonight's meeting, and that is the fact that the Draft EIR

does not address the impact of the traffic on the streets in Walnut Creek.

It indicates that over 50 percent of the traffic will use Ygnacio Valley Road to the west. However, there is no analysis in the EIR which states what the impact of that traffic is.

MR. LEVEILLE: Thank you very much. Those comments will be taken into consideration.

Terri Williamson, who is here. And the next speaker will be Gerald White, from the Turtle Creek Homeowner's Association.

But first, Miss Williamson.

MS. WILLIAMSON: Thank you. My name is Terri Williamson, I am the Vice Mayor of Pleasant Hill.

There has been a letter sent from the Planning Department of Pleasant Hill, as well as from the Mayor of Pleasant Hill, and I am speaking, as well, for the people of Pleasant Hill.

I see some very serious problems with this EIR. I think the first question is how big will the campus be ultimately.

I've heard you say tonight, and I've read it in the EIR repeatedly, that it is only to be 1900 full-time equivalent students. However, your initial study said 5,000 full-time equivalent students.

Tonight, in your slide presentation, you showed how

the campus can be expanded. You talked about how the campus can be expanded once Cal State Hayward is at its capacity. So, obviously, you are looking at expansion.

D.V.C. is 21,000 students, 8,000 full-time equivalent students right now, and 210,000 square feet of building.

This EIR is projecting a facility of 120,000 square feet of building, slightly more than half the size of D.V.C., but only 3,000 students, one-seventh the students. I wonder about that.

Most Contra Costans would agree we need a full campus. A full campus. I think it's also clear that the ultimate size of that campus will be far over 3,000 students. And we may not be looking at 1995, but let's just look at the year 2000 and the year 2015.

Your initial study with the specified 3,000 full-time equivalent students, as I have said, or about 10,000 students if you say the full-time equivalent is about half the number of students, seems to be about the way it runs.

Your traffic study deals with an extremely small number. 1500 full-time equivalent students, I think, is unrealistic for your traffic study to deal with. A traffic study that deals with just that small number of students -- well, I can only think of one reason to do that, and that's to make sure the EIR comes out okay.

Zandonella REPORTING SERVICE, INC

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

It's a lot easier to say we aren't going to have any significant impact if you're using a very small number of students. And I think you should be more realistic and more serious.

Have you tried to travel anywhere on Ygnacio Valley Road, any of you? It's jammed. Your EIR admits it's going to be far worse.

The new college site will be seven miles from the freeway down an impossible road. Therefore, you know, there's two serious problems: One is that the campus will be virtually inaccessible to most Contra Costans, and they will not fight traffic to get to this site. Berkeley is easier to get to.

Second is the fact that the students, even so, some will still go and they will add considerably to the traffic jams and exacerbate the situation.

I'm commuting right now to Cal State at Hayward taking daytime classes, for my master's, which are unfortunately not offered at the Pleasant Hill site. It takes me 45 minutes to travel, and 30 minutes to that campus in good traffic time. One-third of that travel time is spent just traversing the last four miles through the residential jammed streets of Hayward. Four miles, one-third of the time.

Hayward's a lovely bucolic campus which has never reached its full potential because it's so inaccessible.

Please, let's not make the same mistake twice. I'm sure you people didn't have anything to do with that previous campus, but let's not repeat that. Please leave the campus where it is. It is in the geographic center of Contra Costa. It's right off the freeway. It's next to an off ramp.

The existing site has 35 acres and is for sale. It has classrooms, a vacant 10-acre elementary school next door. The former City Manager of Pleasant Hill has even offered to -- had offered to help assemble more property from the redevelopment agency, if that should become necessary for expansion.

I go on record as supporting this concept. The people of Pleasant Hill want the campus to remain, according to our very recent community survey. It would be far cheaper to buy the high school site and repair the existing buildings than it will be to do the construction on the Ygnacio site with all the problems that are implied. Eventually, the high school site could be rebuilt and is needed to construct an urban campus.

What to do about the Ygnacio site? Turn it into an environmental field station. You may think I'm being chauvinist and you may be right, but in all sincerity, even if you were to decide that the Pleasant Hill site is inappropriate, I would still urge you not to build the campus on Ygnacio Valley Road.

Zandonella REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

It would be more accessible to most people in the county, even here, if you were to put it all the way down to Bishop Ranch, 20 miles from here, that's still only a 20 or 30-minute drive, even in bad traffic. In contrast, the 12-mile drive to the Ygnacio Valley site can easily take an hour, couple hours to get an education, and please don't waste our money.

Thank you.

MR. LEVEILLE: Thank you very much.

Before you get up, Herb, may I ask you a question? 1500 FTE, can you translate that into the number of bodies?

DR. GRAW: The comment that our ratio at the moment is approximately two persons per every FTE is correct.

MR. LEVEILLE: Thank you. And while it's not my intent to try to respond to all of the concerns and issues that you did bring up, I would indicate that if the site ever goes beyond the 1500 FTE, if there is an intent to do so, it will require a whole new documentation in terms of EIR, as well as a justification. Just a statement of fact, that's all.

Mr. White will be next, from the Turtle Creek Homeowner's Association.

And waiting in the wings -- I hope I'm going to pronounce this right -- Mac Mace, who is with the Pleasant

Hill Citizens for Responsible Growth.

Mr. White?

MR. WHITE: My name is White. I'm the president of the Homeowner's Association of Turtle Creek. We're not adjacent to the site, but we are a neighbor.

We represent some 592 homes. And I'm speaking for the Lime Ridge Association. They've asked me to speak for them tonight, also, and that's some 200, 300 homes.

I guess our biggest complaint is that we only received this document five working days ago. We haven't really had a chance to study it. We don't feel that we can respond to it completely in the way it should be responded to.

We have come up with a few concerns, and they revolve around traffic. We share that intersection of Ayers and Turtle Creek with the college. We don't feel that this EIR has properly treated that intersection.

The intersection at the moment isn't even completed. And how the numbers could be projected is beyond us. Right now we see an increase every single morning of that intersection, and the increases are getting intolerable. And you folks haven't even started yet.

The Ayers Road bypass being done by the City of Concord, like I say, isn't even completed yet, and I don't see how DKS can have the percentage of the people planning

on using that.

The other traffic concern we have is that the commuters rendezvous point or parking place that's talked about in the EIR, that commuter drop off and pick up will probably coincide with the class starting time, which, coincidentally, is right at our worst traffic on Ygnacio Valley Road.

So I just don't understand how we can have that in addition to the school traffic, especially considering on the traffic numbers. They don't reflect the real thing.

The other concern we have is that the off-site drainage courses, we receive the brunt of two of those courses. One course you're showing a detention pond. The one to the west you're showing nothing. And that's the one that we are currently getting.

I don't know if that's a response, but I have walked the course and we are getting the water. And we're currently getting the silt from that same water course. And, at the moment, the Turtle Creek Homeowner's Association is involved in some one-million-dollar lawsuit with the City of Concord, Contra Costa County, and a developer.

And we have traced the water flow. And the water flow is coming from the proposed site. So we caution you, while the EIR says there are no constraints downstream, the storm drainage from your project will eventually run

through our park's decorative ponds that are now at capacity and have been destroyed in recent storms. And I don't know how we could take more water. And we certainly don't want any more silt.

Another item I don't understand in the traffic report is you say you're only going to allow right-hand turns into or from the college on Ygnacio Valley Road, yet the charts show left-hand turn movements coming out of the college and going into the college, both westbound.

And I have a hard time understanding how you can say one thing but the chart shows something else. But maybe with further study I will understand that. But the chart definitely shows a break in the island and a left-hand turn movement.

I guess I'd like to conclude in saying that we're not against the campus, in fact, we welcome the campus. But we just want it to be good thing, and we feel the way the EIR's treated it now, they haven't treated our concerns.

MR. LEVEILLE: Thank you.

Mac Mace, from the Pleasant Hill Citizens For Responsible Growth will be the next speaker, to be followed by Sabrina Rueni.

Mr. Mace?

MR. MACE: Thank you. My name is Mac Mace, and I'm representing the Pleasant Hill Citizens For

Zandonella REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

Responsible Growth.

The comments I would like to make concern especially Section 8 in your document. It's 8.1, where you have, "No Project," and, "Reason For Rejection," on page 8-2, specifying that there's no room for expansion at the present site at Pleasant Hill High School.

The total campus site at Pleasant Hill High School, excluding the park, just owned by the high school itself, is approximately 30 to 31 acres.

Combine that with the closed elementary school next door, you have a site that's between 7 and 10 acres, depending upon whether you talk to the count, or the Mt. Diablo Board of Education or you talk to your office in Pleasant Hill.

Now, the total building at Pleasant Hill High School now is 133,771 square feet. Total development at the Oak Park school site right next door is approximately -- not approximately, but is 41,475 square feet. And that gives you a total building right now on the two sites adjacent of 175,246, which would seem to be more than sufficient and adequate for the campus that you plan for right now.

Now, the total student population in the EIR prepared for the schoolyard area in Pleasant Hill had a max student capacity -- of the high school side alone -- of 2,267 students.

Now, I attempted to get the information on the Oak Park school site, but the figures were too far buried. The estimate would be approximately between 500 and 600. So the two campuses together could approximately take a minimum of about 2,700 students.

I feel that maybe this idea has not been pursued. But you do have something that is available, and the expense of the taxpayers and the state could be greatly reduced if this project were pursued.

You do have a community where you are right now which is exceptionally receptive to having the college there, would like it to be there, including the residents in the neighborhood. As a positive factor, that should be introduced into this EIR.

The other aspect, as far as transportation is concerned, transportation to the present campus is, I think, excellent. Immediate access off the freeway, also, you got public transit in the form of BART less than a quarter of a mile away, and you have an excellent bus service that goes not only through the town, but connects that particular site with the BART station.

This is something that is already in place and you wouldn't have to put in place. That would save the expense of setting up a new college on Ygnacio.

Another fact that I think has been overlooked and should be stated in this document is that you would be

Zandonella REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

leaving the county resource, which has a library, has all of your periodicals and all of your required things there for a county library.

By combining that resource with your own library could be a fantastic addition. It could benefit the community greatly, and it could benefit you greatly by reducing your expense of a new library.

So considering the fact that you have a community that wants you, there is some space there, the buildings are adequate, and there's transportation already there, that this should be in this EIR for consideration, not just the simple response which you have in there in Section 8.1.

Also, the EIR must be prepared for this site. The Pleasant Hill High School site, you have a tremendous foundation already done less than about three or four years ago, that much of the work has been done.

And one thing I'd like to point out is that both the transportation analysis in this document, and also the air quality analysis in this document is far more complete than what you have presented. And it may make an excellent reference point for your final EIR.

If you study this particular document, the final Environmental Impact Report for the Schoolyard Neighborhood Planning in Pleasant Hill. It seems to be about 50 percent more so than the other document I've had

only a day to glance at.

It would also be quite a savings if you have to prepare this for the Pleasant Hill site.

Thank you.

MR. LEVEILLE: Thank you very much, Mr. Mace.

Next will be Sabrina Ruehl, who is representing herself, but she is also a student at the Pleasant Hill Center, and she is also a representative of the Associated Students at the Center, the Student Council. But you are here speaking on behalf of yourself at this point?

MS. RUEHL: A little bit of both.

MR. LEVEILLE: A little bit of both. We're glad to have you here.

Waiting in the wings will be Charles Treen. Is

MS. RUEHL: Seems to happen often. Microphones dwarf me.

My name is Sabrina Ruehl. I'd like to give a history of the students' involvement in this issue. I was the Chair of the Contra Costa Center Committee and the Vice Chair at the time this came before CPEC.

The students of Cal State Hayward have adamantly opposed the movement of this to the Cal Ranch site in Concord.

We circulated petitions and appeared before the Academic Senate. We initiated a resolution before the Academic Senate of Cal State Hayward, which was passed

Zandonella
REPORTING SERVICE, INC

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

unanimously in opposition to the site. The then AS student body president spoke at the December 14th meeting of CPEC. The president of the Academic Senate and the past president of the Academic Senate both spoke at the CPEC meeting.

That's how we've been involved. I am now the acting student body president of Cal State Hayward. And I come to you to speak about the EIR.

Something that you didn't mention, Mr. Leveille, in your summary of what's been going on, CPEC has specifically required CSU regarding this traffic study to consult with students, faculty and staff on the traffic mitigation measures.

I have a couple of questions regarding that. This meeting does not meet that requirement. I assume that the supplemental report is going to include those mitigation measures. I would like to know when that report will be forwarded to AS, when that report will be forwarded to the Academic Center at Cal State Hayward so we may have a chance to reply.

Since the trustees are going to look at this at their November meeting, my question about that has to do with if the trustees accept this EIR, does that mean that they are accepting all the mitigation measures and that they will follow them, or are they going to say, "Well, we accept the report as it is, but, you know, we're not going

to do these things"? I'd like to know the procedures those ways.

So understanding that there are certain requirements that are not being met by this specific meeting, in terms of the traffic, let's go on.

There are three specific intersections which you folks have outlined that were outlined for study. Page 4-13, "Existing Traffic: Three intersections within the immediate vicinity of the project site were selected for detailed analysis."

The No. 1 there, if you look to the footnote, it says after conversations with CSU people. My question is, does CSU direct the people at EIP to look at only these three intersections and why? Considering that there is no Ygnacio Valley exit from southbound 680, there's no easy way to get to Ygnacio Valley Road coming from that way. You'd have to go through downtown Walnut Creek or use Treat Boulevard. My question is, why is that not even mentioned in the EIR?

Page 4-28: "A report summarizing the results of the student survey" -- done by DKS -- "conducted at the Pleasant Hill facility, including student commuting impacts, will be available to students through the campus facility Planning Office at the Hayward campus and in the Administrative Office at the Pleasant Hill facility after August 26th."

This has not been made available to students. I called Carolyn Gonot and got myself a copy. But that is not available. Would you please address that concern?

Page 4-30, we've touched on this. The facilities, to begin with, are planned for a 1,000 FTE within, say, 1992 is when it's supposed to be opened.

By the year 2000, I believe, they expect an additional 500 FTE. Are plans in the works for the extra 500 FTE students? Are you guys going to wait until we're packed to the rafters and then begin to plan, since you're looking at that many FTE in that short a period of time?

Page 4-52, we're talking about the Acme Landfill. There's a huge problem with landfills going on with the county right now. I believe there are four things that are on the ballot this November dealing with this particular issue.

The permits to dump fill at the Martinez site expire in mid-1989. So their permits for Acme Landfill are going to expire before we are actually going to be in the new site.

So my question is, I don't think this is really a mitigation measure. There's no guarantee that Acme is going to be there after 1989, is there? And if there is, could we have some documentation as to that because of the things going on in the county right now?

The EIR does not -- and I don't know whether it's

supposed to or not -- but it does not address the concerns of the students, the faculty and the staff, in terms of the impact of the roads on the students, not the students on the roads. Ygnacio Valley Road is near gridlock at this time.

Let me give you some figures. At the intersection of Oakland Boulevard, the volume of cars per day is 44,000; Civic Drive is 45,000; Homestead Avenue is 67,000; Wimbledon Road is 49,000; and Oak Grove Road is 40,000.

These numbers, I feel, should be included in the EIR because they talk about Ygnacio Valley Road as it is. You guys have managed to gloss over the fact that Ygnacio Valley Road is a mess.

At the Homestead Avenue intersection alone between the times of 4:00 and 7:00, the volume through those intersections are as follows: 4:00 p.m., there are 45,000 cars through that intersection; 5:00 p.m., 55,000 cars; 6:00 p.m., 57,000 cars; and at 7:00 p.m., 40,000 cars.

I would suggest that the EIR is inadequate in terms of the traffic reports, in terms of how many cars are actually using the intersections now. And I would suggest that you guys look at that.

Thank you.

MR. LEVEILLE: Thank you for your comments and thoroughness. Let me attempt to respond to a couple of the questions, recognizing that that's not the intent

here.

And I'm going to pass the buck to Herb on a couple of things, if you would just bear with me, some I cannot answer directly. I'm not sure that anybody can, at this point.

In terms of this particular hearing, it wasn't intended to be the substitute for the consulting process with the students and faculty. And that process is imminent to begin, is my understanding. It didn't start this afternoon -- did it start this afternoon?

DR. GRAW: This afternoon the subject was introduced to the appropriate faculty committee. We are, however, waiting for the data to be reworked in terms of its impact on students and faculty.

MR. LEVEILLE: Okay. And there will be further consultation in terms of the students at the center, in particular, before it ever comes to the trustees.

Shiela, I'm wondering if -- another issue that was raised was the process by which the EIR is handled with the trustees. Could you just address that in terms of from a policy's standpoint?

MS. CHAFFIN: It's a correct statement that the Board of Trustees must certify the EIR in order to adopt a project of this nature, or a negative declaration and so forth, this one is an EIR. And we will take the testimony here. If any new issues arise that we have not yet

considered, we will, of course, give it due care. We will go back through and make any changes, if we feel appropriate.

EIRs, by nature, are intended to develop all creative ideas that are possible to mitigate what are thought to be problems or issues about the site.

So they sometimes are more inclusive than an actual action that occurs to adopt all of those. So we will have to go through every single mitigation as proposed, the testimony of the people, the letters we've received, and so forth, and compile what, of that batch of ideas, are the appropriate ones to take as mitigations on this property.

MR. LEVEILLE: And I would also indicate that in terms of the recommended mitigations that are -- am I using the right words "mitigations" -- that are in here, those are nothing more, nothing less than recommendations at this point, in terms of what are acceptable and what are not acceptable to the trustees that still have to go through the process that has just been described.

The question, also, about planning, I think it would be fair to say that in terms of the type of infrastructure that is required, some of the planning for the full buildout, if you will, the 1500 FTE that was reflected in the slides and so forth that you saw, in terms of the -- what I interpret to be some of the

specifics of that additional 500 FTE, in terms of programming, in terms of actual facilities and so forth, this whole process hasn't gone that far yet. But, again, what we are talking about here tonight is the 1500 FTE, with an initial complement of a little over 1,000 FTE.

The next speaker will be Charles Treen, who is from the Save Mt. Diablo, Inc., and to be followed by Mark Armstrong.

As far as I know, unless we have received any other ones, Mark Armstrong will be the last speaker. If there are other people that wish to speak and you haven't provided us -- or indicated through this kind of a sheet that you wish to speak, let us know.

Mr. Treen.

MR. TREEN: Thank you. I would like to thank the State College Chancellor's Office for holding this public hearing.

My name is Chuck Treen. I'm a member of Save Mt. Diablo. I live in Walnut Creek. Save Mt. Diablo is a Concord-based land trust begun in 1971 to preserve Mt. Diablo and expend to fix it up.

While Save Mt. Diablo supports the concept of an educational facility and can see the benefits of a campus in close proximity to the area's major natural classroom, Mt. Diablo, we have serious problems with the Draft Environmental Impact Report as presented. We only

received the Draft EIR recently and have uncovered major gaps in compliance with CEQA requirements.

Some of the most obvious ones suggest that there are no impacts which cannot be mitigated in further failure of the Draft EIR to consider a long-term and cumulative impacts in a credible fashion.

In preparation of the Draft EIR, the consultants seem to be unaware of the site's location on Mt. Diablo and its being adjacent to the Lime Ridge Open Space. The college should have serious impacts on the public's investment in the area's parklands.

Planning for the college site should consider not only these open spaces, but also proposed developments nearby. Crystal Ranch, for example, which the draft indicates as being an approved subdivision of 901 subunits is actually in the Draft EIR preparation stage itself and proposes 885 units.

Save Mt. Diablo will have extensive comments on that adequacy of the Draft EIR in the near future. And questions can be addressed to our program director, Seth Adams. 549-2821, that's 415.

And a personal note from myself, I agree with the Vice Mayor's suggestion of making this site an environmental research station. That sounds great to me.

Thank you very much.

MR. LEVEILLE: Thank you.

And before you leave, make sure we have the telephone number and correct spelling.

The next speaker will be Mark Armstrong, who is from Braddock & Logan Associates. And he will be followed by John Leskoske. Am I pronouncing that right?

MR. ARMSTRONG: Mark Armstrong with Thiessen, Gagen & McCoy representing Braddock & Logan, who are the developers of the Crystal Ranch project, 512 acres immediately south of the university project site.

I have some comments on the EIR, as follows:

With respect to the land use section on page 4-3, there's reference in "Impacts" to usability of adjoining sites not being impacted by the proposed project.

We don't believe that statement is correct, in large measure because circulation, as far as sites potentially impacted by what is being proposed here, no access to the university property has been considered or analyzed as part of the Environmental Impact Report at this point in time.

The campus project, as such, is not being included as part of the comprehensive local circulation plan in the area suggested strongly in the specific plan for that area.

Arguably, no zoning or local planning obligations are present for the university to do so -- to, in fact, comply with the local zoning ordinance. However, CEQA

obligations do compel that competent local circulation pattern be analyzed and mitigation measures proposed for the campus that would provide for an effective circulation pattern there.

Traffic analysis, beginning on page 4-30, in the mitigation section, it suggests in the EIR -- and correct me if I'm wrong -- that the university will contribute -- mitigation measures at the university contribute to area-wide improvements and also construct local intersection improvements.

In our view, unless it does so and such a feasible mitigation measure to mitigate traffic impacts would not be required as part of the project by the trustees. And under those circumstances that would be inconsistent with the CEQA requirements to utilize feasible mitigation measures.

The EIR, on page 4-38, acknowledges the schedule of the potential development of the Crystal Ranch project in the immediate south. And, again, circulation in conjunction with Crystal Ranch as a result must be analyzed. And the EIR failing to do so at this point in time is inadequate, both in its analysis of impacts and in mitigation measures that it proposes.

Visual quality, page 4-39. Building architecture as identified in the EIR at this point in time is not being termed as such, it has not been analyzed. Same

Zandonella REPORTING SERVICE, INC
Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

thing with building height, footprint and other aspects of design.

Such consideration, we believe, is fundamental in determining whether or not a significant visual impact exists as a result of constructing the project.

I think we can all think of some examples of state buildings that maybe have not met that requirement to avoid substantial additional impact based on the design architecture that's been utilized.

In our view, the EIR, at this point in time, needs to address architectural design buildings in order to thoroughly analyze visual impacts and to ensure that adequate mitigation measures in that light are provided.

If it's done later, then that is not part of the public CEQA process, and, in our view, makes this EIR deficient.

Community services, again, on page 4-49. The impacts on several community services are identified in the EIR. I make the following comments in that regard:

We would expect the police has stated that it's not determined at this point in time whether or not the Concord Police Department will be relied upon to provide services to the campus. If the police department is utilized, then the impact on such services would likely be significant and mitigation measures to offset that service demand must be addressed.

With respect to fire service, the EIR concludes that substandard services will be available from the Walnut Creek Consolidated Fire District. And I think also points out that the fire district will be impacted by providing services here.

Under the circumstances, the university should contribute its fair share to funding additional service levels in the area as an additional mitigation measure.

With respect to water and sewer services, the mitigation measure proposed is to, quote, "negotiate" with local jurisdictions to contribute infrastructure improvements. That's referenced on pages 4-55 and 4-56. That's not an adequate mitigation measure, in our view.

As part of the project approval by the trustees, there must be a demonstrated obligation to fund fair share improvements for such and other infrastructure improvements in order to satisfy the CEQA obligations of the trustees to mitigate significant impacts.

Cumulative impacts, on page 6-2. Again, there's no consideration for coordinated local circulation patterns, especially in conjunction with the proposed Crystal Ranch project immediately behind.

Also, I would suggest that there be some confirmation that the DKS proposals and analysis regarding traffic are consistent with local projections, like the City of Concord, in particular, and perhaps also the City

of Walnut Creek on Ygnacio Valley Road. Otherwise, the analysis by DKS would not be meaningful and complete. Both those cities have done a substantial traffic analysis in that regard.

I think it's already been confirmed that if the number of students is expanded beyond 1500 FTE, then additional environmental review will be required.

Thank you.

MR. LEVEILLE: Thank you, Mr. Armstrong.

The next speaker will be John Leskoske, who is representing himself. And he will be followed by Guy Bjerke.

MR. LESKOSKE: Thank you. I have more questions than anything else. Because I haven't had the opportunity to review the EIR, which is one of my questions. How do I go about securing a copy of that EIR?

I realize I'll be --

MR. LEVEILLE: I can respond to that one. We have one right here, and we'll give it to you as soon as you want.

MR. LESKOSKE: Great, thank you. I would also like an explanation or somewhat of a time line regarding the process from this point forward.

I live in Clayton, and I've been anxiously watching the paper. I've seen the headlines -- when was it -- last year when there was some noise about this campus. And I

haven't seen a whole lot.

And I missed the fact that the EIR was even published. I noticed that early last week when this meeting was announced in the paper.

So I would like to have a rough idea of what the process would be from this point forward and how the public will be advised, by newspapers or whatever.

And I would just give you an editorial comment that from the signs, traffic is going to be a problem and we all know it's gone on. I've only been here about three years and it's phenomenal, the growth in Contra Costa County. And I don't envy anybody that's in the planning business.

Thank you.

MR. LEVEILLE: Thank you very much.

To partially respond to some of your concerns -- did we get the EIR to him -- a copy of it? That we can take care of right away.

Procedurally, after the comment period is completed, which will be on October 10th, the comments will be studied, analyzed, addressed. An effort will be made to address them in a final EIR, which is scheduled to be finalized on November 10th. And people will be able to view that.

What is the normal procedure to notify the public on that? Is it to put something in the newspaper? What

procedurally?

MS. CHAFFIN: The final EIR would go -- doesn't it, Susan -- through the State Clearinghouse again on record?

MS. ALDRICH: No.

MS. CHAFFIN: I beg your pardon. I should refer this to Stu.

MR. DURING: It's my understanding -- if you can all hear me -- that the final EIR is actually assembled, and it has to be certified by the Board of Trustees. And documents will be available for whomever requests copies, which I assume will be done through -- or could be done through Dr. Graw's office.

MS. ALDRICH: There is no formal comment period on the final. And the trustees meeting, which is in Long Beach, is scheduled for November 15th and 16th. And that is an open meeting.

MR. LEVEILLE: I would also expect -- pardon me for just a moment -- I would also expect that the local newspaper would probably indicate a status report on the status of the project and the various -- excuse me -- what the final EIR is and where it stands with the trustees.

MR. ARMSTRONG: Excuse me, did you say when the response comments will be made?

MS. CHAFFIN: November 10. The final comment period ends October 10. It started August 26. It's a

45-day review, pursuant to CEQA. And then the final EIR, which would incorporate answers to comments, et cetera, is available November 10.

MR. ARMSTRONG: Where will it be?

MS. ALDRICH: I suspect we'll leave it at the library, as much as we did with the Draft, and in the Off-Campus Center, in their library.

MR. ARMSTRONG: Copies will be available there?

MS. ALDRICH: Yes.

MR. ARMSTRONG: Copies to take will be available there?

MS. ALDRICH: No.

MR. ARMSTRONG: Is there some local availability of copies? Can that be arranged?

MS. ALDRICH: If you want to pay copying charges.

MS. RUEHL: What are the CEQA requirements?

MS. ALDRICH: The requirements are to make them available for review, which is normally through libraries. I mean, they're large documents. And the one the gentleman up here held up, which is a final, is considerably larger than the Draft.

And we are not obligated to provide every private citizen with a copy. There will be a number of agencies that will receive copies through the normal process of the cities and the county.

And they will be available for review. And we

Zandonella
REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

will -- if someone is very anxious to have a copy, we can charge you our cost to reproduce them.

MR. ARMSTRONG: How do we get them, then?

MS. ALDRICH: To get a copy?

MR. ARMSTRONG: Yes.

MS. ALDRICH: If someone is interested, if you would just leave your name and address, we'll make sure that you get a copy and determine how much it's costing us.

MR. ARMSTRONG: Thank you.

MR. LEVEILLE: Again, the final hearing will be in Long Beach.

MR. TREEN: Not here?

MR. LEVEILLE: I'm sorry. The Board of Trustees meeting is in Long Beach, where they normally meet. And that's where the final EIR will be presented to them for certification on November 15 and 16.

MS. CHAFFIN: 15th and 16th, uh-huh.

MR. TREEN: And there's not a public hearing in connection with that, it's a public meeting?

MR. LEVEILLE: It is a public meeting, it isn't a public hearing. There's a technical and legal difference.

MR. WHITE: May I ask one question?

MR. LEVEILLE: Yes.

MR. WHITE: The Board of Trustees does not have another public hearing prior to this ruling. Is that a

fact?

MS. CHAFFIN: That's correct.

MR. LEVEILLE: That is correct.

MR. WHITE: So this is the last public hearing?

MR. LEVEILLE: Yes.

MS. WILLIAMSON: The Board of Trustees, then, will, in fact, not have a public hearing on the establishment of this campus?

MR. KNIGHT: If I may, Dave?

MR. LEVEILLE: Yes?

MS. CHAFFIN: This is our attorney.

MR. KNIGHT: People that want to address the board on the issue can provide notice to the board that they would like to. And then it's up to the board to decide.

First of all, CEQA does not require that there be any public hearing, but because of the anticipated public interest in the subject, the board, through its staff, has provided for this hearing.

Then the final EIR will be submitted to the board. And the board, in its regular public meeting, will consider the report and either adopt it or modify it or do whatever it wants to with the report.

If the report is to be approved, the board would then review it and approve it and file the document with the State Clearinghouse, providing notice that it has

Zandonella REPORTING SERVICE, INC.

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

reviewed it and approved it as required by CEQA.

MS. WILLIAMSON: You're stating the action to be taken next is whether to approve this EIR. But there is still an action to be taken by the trustees, and that's to decide whether or not to establish the campus there, and that's a different --

MR. KNIGHT: Well, actually, it's done fairly simultaneously, perhaps. But they cannot take action on the decision to develop this Center in Contra Costa until they have taken action on the EIR.

MS. WILLIAMSON: Yes. But there will be no hearing in Contra Costa on that decision about the campus itself, the only hearing we get is just an EIR hearing?

MR. KNIGHT: The procedures of a statewide body are somewhat different than the procedures of local bodies.

MS. WILLIAMSON: Yeah.

MR. LEVEILLE: If I may, our last speaker is Guy Bjerke.

MR. BJERKE: Very good. My name is Guy Bjerke. And I am the Director of Economic and Government Activities for the Concord Chamber of Commerce.

And the Chamber has been on record in support of a full campus at the state college site on Ygnacio Valley Road since as far back as I can find, which is roughly 1969.

The members of the Chamber have reviewed the EIR, and while a number of them have pointed out errors, just like -- and places where the Draft could be improved, as other members of the audience have tonight, none of them, in our review of it, have found any fatal flaws.

We feel that this modest proposal for upper division and graduate campus at the site will be an excellent addition to the City of Concord and to the business community in general.

On a personal note, I graduated a number of years ago from the California State University at Sacramento. And I sort of represent a generation that's still waiting for a promise to be fulfilled, that we were going to have a state college in Contra Costa. I'd like to see that happen some day. And if this is an incremental step to it, I'm all for it.

And the other thing is the concept of the state having bought this parcel in the late '60s. Most of the general plans in this area, and the planning that has gone on in this area, occurred in the '70s. Walnut Creek's general plan, which they're now revising, was done in 1971. Concord's general plan was revised in the '70s. It's undergoing other revisions.

The county general plan is being revised, but was originally, I believe, when general plan and CEQA came in the 1970s, all of those plans were done with the knowledge

and understanding that this parcel would be used as a state college, a full state college.

So I think that unless there are geological or naturally occurring reasons why this project cannot move forward with unmitigatable circumstances, I really can't see why there shouldn't be any reason why private property owners and the cities cannot find ways to mitigate things they've supposedly been planning for since 1967.

Thank you very much.

MR. LEVEILLE: Thank you.

MS. RUEHL: Mr. Leveille, may I make one more comment?

MR. LEVEILLE: Yes.

MS. RUEHL: We're talking about an Off-Campus Center. The whole idea behind all Off-Campus Centers are to provide upper division education to people who would not normally attend the University. They're normally located in a different area.

What we're proposing tonight is an Off-Campus Center. It is not a full-fledged university. And the access problem that we went up against are ones that have to be dealt with. Because the whole idea behind an Off-Campus Center is to be accessible to students. This plan is not accessible. No matter how many mitigation measures you make, this particular site is not accessible. So let's keep that in mind.

MR. LEVEILLE: Let me clarify one point. An Off-Campus Center is not devoted exclusive to upper division education. It is also upper division and graduate level.

That is what we have on the table. That is what we're discussing this evening in the EIR. That is what the planning efforts are. That is what CPEC has approved. That is what legislation has asked us to pursue at the site off of Ygnacio Valley Road. And that's specifically what we're proposing here.

It is not my intention at this point to review all of the comments that have been made. What I will attempt to do is indicate that if you have written comments that you wish to leave with us, by all means, do so.

We do have the -- or will have the transcript of the comments that have been made. We recognize that there are some concerns in the community and in the local agencies with regard to the traffic and the congestion on Ygnacio Valley Road.

And while, if it wasn't so serious, I'd try to be a little light about this. I'm not sure that I want to and be able to get out of here. I'd just indicate, in response to some of your concerns, that some of us from L.A. -- or having driven this area, I've been up here an awful lot, and several of us have, and I'm -- while, granted, I don't have to drive in it every day, I do have

Zandonella
REPORTING SERVICE, INC

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

to drive in traffic that I would be more than happy to change with you at any date down south.

Anyway, in addition, I think there are some concerns that have been expressed with regard to the use of the land, how it is used, how it is seen, how the facilities will impact the visual quality of the environment here. There also is some concern that has been expressed with regard to the short time period to review the EIR. We recognize that.

It was not intentional. It has not been intentional. We have attempted to not only communicate with a wide variety of people through personal contact, but also we have put things in -- public notice in the newspapers as well as sent information about this particular hearing to a wide variety of individuals, groups and so forth.

And while I'm not going to blame the U.S. mail or point the finger anyplace, all I can tell you is every effort was made to get as wide a dissemination about the EIR and this meeting as possible.

There has also been concern expressed with regard to the actual location of the facility being left at Pleasant Hill as opposed to the Ygnacio Valley site. There has been an expression of concern with regard to the water table and where it runs off. And at least one homeowner's group concerned with the overflow and silt not

end up in their area.

Anyway, to me, there was also a concern that there wasn't significant effort made to have a more broadly-based environmental impact study undertaken.

And we will attempt to address these concerns in the responses that we prepare. Again, I would remind people -- and I'm repeating myself -- that the recommendations -- the mitigation recommendations that are included in there will be studied. And in the final EIR, we will attempt to identify those that we find that we can address.

I would also indicate -- and I've said this in several meetings that I have been in up here over the last six months -- if I'm overstepping my bounds, I'll do it anyway. We recognize that there are some large traffic problems in this whole geographic area.

This particular site and this particular state and this particular CSU is not in a position to mitigate all of those problem areas. We will do our best to address those issues that we can have influence on with regard to the site for the Off-Campus Center. Again, 1500 FTE is our target population.

We thank you all for coming and participating in this meeting. And for those of you who not only have come but have also made comments and presentations, we would certainly express specific appreciation for your

contribution to this important undertaking.

Rest assured that your views will be considered as the report and mitigation measures to be undertaken are finalized and presented to our board and then to CPEC.

Once again, for those of you who wish to offer written comments regarding the EIR -- or Draft EIR, please be advised, once again, that they will be accepted until October 10th, which is at the end of the 45-day comment period.

If you wish to send your comments to us, I would suggest that you address it to the Division of Physical Planning and Development, the Office of the Chancellor, the California State University, 400 Golden Shore --

MS. ALDRICH: Post Office Box 3502, Seal Beach. And the Zip code is 90740-7502.

MR. LEVEILLE: If you didn't get that, you can come down here and get it as soon as we close.

MS. CHAFFIN: We'll put it on the blackboard.

MR. LEVEILLE: Okay, great. A final Environmental Impact Report -- there's some things I have to get on the record -- a final Environmental Impact Report will be prepared and will be available for review by November 10th, 1988, as we have stated. The document will be presented to the CSU Board of Trustees for review and certification, concurrent with the proposed master plan on November 15, 16, 1988.

Now, before I close, I think there are a couple more people -- or repeat people -- that would like to say something. I would ask that you keep your comments as brief as possible.

Let me start with our legal counsel for just a moment.

MR. KNIGHT: Dave, just as an afterthought in connection with the question about the public hearing before the board. I believe the board has rules on people who would request to address the board. And if there is anyone who is interested in doing so, they can contact the University and we can send them a copy of the rules relating to that.

MR. LEVEILLE: Okay.

MR. ARMSTRONG: Who in the University?

MR. KNIGHT: Well, it can be sent to Sheila. But, basically, at the Chancellor's Office.

MR. LEVEILLE: You can send it to any one of us.

MR. KNIGHT: But we'll give you the one address, because I think it's a little easier to refer to one address.

MR. LEVEILLE: I saw a hand over here.

MR. TREEN: Is that to be postmarked on October 10th, or actually physically in your office?

MR. LEVEILLE: A technical question, received by October 10th.

Zandonella REPORTING SERVICE, INC

Certified Shorthand Report
2321 Stanwell Drive • Concord, CA 94520-48
P.O. Box 4107 • Concord, CA 94524-41
(415) 685-62

MR. TREEN: So it should have been sent yesterday.

MR. LEVEILLE: Yes?

MS. WILLIAMSON: I would like to urge you to do one thing very seriously, and that is the fact that, as has been talked about here and has been talked about here for years, we are looking forward to a full campus in this county some day.

Once you commit yourself to that site, there's no retreating from it. Please do a supplement traffic study that looks at a campus the size of, let's say, Hayward State, out there on Ygnacio Valley Road, and look at what the effects are of that, and look at whether or not the students will be able to get back and forth to class.

We want a new full campus. We are going to need a new full campus. And once you commit yourself to that site, you -- we may be going to drown in our own blood. And I think that would be regrettable.

MR. LEVEILLE: Are there any other comments that people would like to make?

You have your hand up. Would you identify yourself, please?

MS. DAVIS: I am June Davis. And I graduated from Hayward State, and I have been attending at Pleasant Hill since I graduated. And, also, some of the subjects that are given here, I go to Hayward.

The last time I came home from Hayward, I thought I was going to be killed on the road. And I would like to say that not everyone that's going to go to the Concord site is going to be coming from the direction of Ygnacio Valley Road.

People will be coming from Pittsburg, Brentwood, Byron and Antioch, and all over the area here. This college -- as a man from Concord just now spoke, last one, I think it was -- said that this plan has been made ever since 1969 or '67.

They bought the property. They tore down the town of Cowell and got ready to have the college. Now it's been standing there ever since. And there's been a lot of comment in the papers that even the governor of the state have been dropped in the planning of having a full college here in Concord.

Now, I am older, but I was able to go to Hayward and get my B.A. degree. Traffic wasn't as bad then as it is now, of course. And traffic is important. But we do not have to concentrate on one road. We can build more roads. We can build Cowell Avenue. Cowell Street goes directly to Cowell.

There's no reason on earth why they shouldn't go ahead and build this college as planned. There are young people here, grandsons, sons, and a lot of people, young people, who have graduated here.

Zandonella REPORTING SERVICE INC

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

Now, this is just, I feel -- and I felt even before I came here tonight -- I have been following this for years. I saw them tear Cowell down, I've seen all of it and followed it in the papers.

And as far as this being a public hearing, this is not a public hearing. I saw -- and I have it here -- a little piece this big in the Martinez paper today. I live in Martinez now. I used to live in Concord. That was all the publicity I had.

It was supposed to be in the trophy room, wherever that is. I met a lady who conducted me over here, so that I got here tonight. How many people are here that are public?

These people are -- nearly all of them have been invited. They're all officers and officials. I'm really very put out for this. And I'm advertising the fact that I'm put out with it. And I'm planning on writing to the Chancellor.

MR. LEVEILLE: We welcome your comments. Thank you very much.

MR. WHITE: Is it true that we're too late to write?

I didn't quite get that. Someone said it has to be postmarked or it has to be received?

MR. LEVEILLE: It needs to be received by October 10th.

MS. ALDRICH: You could also send your comments to EIP. And their address is in the Draft. And they're in San Francisco.

MR. WHITE: So comments can be received in San Francisco, also?

MS. ALDRICH: If that would make you more comfortable.

It's in the back where it lists who prepared ...

MR. LEVEILLE: I'm going to call this to a close. And I think I'm supposed to declare it closed. And the time of the closing of this meeting is 20 minutes past 9:00.

Thank you all very much.

(Whereupon the hearing was adjourned at 9:20 P.M.)

--ooo--

Zandonella REPORTING SERVICE, INC

Certified Shorthand Reporters
2321 Stanwell Drive • Concord, CA 94520-4808
P.O. Box 4107 • Concord, CA 94524-4107
(415) 685-6222

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

I, MANDIE J. BEAUCHAMP, CSR, License No. C-6946, and a Notary Public in and for the County of Contra Costa, State of California, do certify:

That said public hearing was reported at the time and place therein stated by me, a Certified Shorthand Reporter, and thereafter transcribed into typewriting;

I further certify that I am not interested in the outcome of said action, nor connected with, nor related to, any of the parties of said action or to their respective counsel.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this

12th day of October, 1988.

Mandie J. Beauchamp

MANDIE J. BEAUCHAMP, CSR License No. C-6946, and Notary Public in and for the County of Contra Costa, State of California.

OFFICIAL SEAL
MANDIE J. BEAUCHAMP
Notary Public-California
CONTRA COSTA COUNTY
My Comm. Exp. Sep. 29, 19[illegible]

Appendix C

Residences of Surveyed Students Attending the Pleasant Hill Center, Spring 1988

Zip Code	City	County	Number of Students	Access[1]
94501	Alameda	Alameda	4	H
94505	Alameda	Alameda	1	H
Subtotal			*5*	
94705	Berkeley	Alameda	3	H
94704	Berkeley	Alameda	5	H
94709	Berkeley	Alameda	1	H
94707	Berkeley	Alameda	2	H
94702	Berkeley	Alameda	1	H
94703	Berkeley	Alameda	2	H
Subtotal			*14*	
94536	Fremont	Alameda	2	H
94539	Fremont	Alameda	3	H
94538	Fremont	Alameda	2	H
Subtotal			*7*	
94542	Hayward	Alameda	2	H
94545	Hayward	Alameda	1	H
94541	Hayward	Alameda	1	H
94544	Hayward	Alameda	2	H
94546	Hayward	Alameda	3	H
Subtotal			*9*	
94550	Livermore	Alameda	7	H
94552	Livermore	Alameda	2	H
Subtotal			*9*	
94619	Oakland	Alameda	1	H
94610	Oakland	Alameda	1	H
94611	Oakland	Alameda	2	H
94618	Oakland	Alameda	2	H
94612	Oakland	Alameda	1	H
94605	Oakland	Alameda	2	H
94602	Oakland	Alameda	4	H
94606	Oakland	Alameda	3	H
94601	Oakland	Alameda	1	H
Subtotal			*17*	
94566	Pleasanton	Alameda	8	H
94568	Pleasanton	Alameda	3	H
Subtotal			*11*	
94578	San Leandro	Alameda	2	H
94577	San Leandro	Alameda	1	H
Subtotal			*3*	
94580	San Lorenzo	Alameda	3	H
Subtotal			*3*	
95689	Volcano	Amador	1	H
Subtotal			*1*	

94507	Alamo	Contra Costa	5	H
Subtotal			*5*	
94509	Antioch	Contra Costa	37	E
Subtotal			*37*	
94513	Brentwood	Contra Costa	1	E
Subtotal			*1*	
94514	Byron	Contra Costa	1	E
Subtotal			*1*	
94517	Clayton	Contra Costa	10	E
Subtotal			*10*	
94518	Concord	Contra Costa	26	U
94521	Concord	Contra Costa	48	E
94519	Concord	Contra Costa	19	H
94523	Concord	Contra Costa	48	H
94520	Concord	Contra Costa	22	H
Subtotal			*163*	
94525	Crockett	Contra Costa	2	H
Subtotal			*2*	
94526	Danville	Contra Costa	18	H
Subtotal			*18*	
94530	El Cerrito	Contra Costa	4	H
Subtotal			*4*	
94548	Knightsen	Contra Costa	1	E
Subtotal			*1*	
94549	Lafayette	Contra Costa	27	H
Subtotal			*27*	
94553	Martinez	Contra Costa	39	H
Subtotal			*39*	
94575	Moraga	Contra Costa	1	H
94556	Moraga	Contra Costa	5	H
Subtotal			*6*	
94561	Oakley	Contra Costa	4	E
Subtotal			*4*	
94563	Orinda	Contra Costa	10	H
Subtotal			*10*	
94564	Pinole	Contra Costa	2	H
Subtotal			*2*	
94565	Pittsburg	Contra Costa	41	E
Subtotal			*41*	
94569	Port Costa	Contra Costa	1	H
Subtotal			*1*	
94806	Richmond	Contra Costa	4	H
94805	Richmond	Contra Costa	1	H
94803	Richmond	Contra Costa	3	H
Subtotal			*8*	
94572	Rodeo	Contra Costa	4	H
94547	Rodeo	Contra Costa	3	H
Subtotal			*7*	
94583	San Ramon	Contra Costa	14	H
Subtotal			*14*	
94598	Walnut Creek	Contra Costa	33	U
94596	Walnut Creek	Contra Costa	32	H
94595	Walnut Creek	Contra Costa	7	H
Subtotal			*72*	
95423	Clearlake Oaks	Lake	1	H

Subtotal			*1*	
94109	San Francisco	San Francisco	2	H
Subtotal			*2*	
95336	Manteca	San Joaquin	1	H
Subtotal			*1*	
95376	Tracy	San Joaquin	2	H
Subtotal			*2*	
94404	San Mateo	San Mateo	1	H
Subtotal			*1*	
95148	San Jose	Santa Clara	2	H
95123	San Jose	Santa Clara	1	H
Subtotal			*3*	
94510	Benecia	Solano	13	H
Subtotal			*13*	
94533	Fairfield	Solano	3	H
Subtotal			*3*	
94585	Suisun City	Solano	2	H
Subtotal			*2*	
94591	Vallejo	Solano	14	H
94590	Vallejo	Solano	7	H
94589	Vallejo	Solano	5	H
94592	Vallejo	Solano	5	H
Subtotal			*31*	
06544	Unknown	Unknown	1	U
97510	Unknown	Unknown	1	U
Subtotal			*2*	
Grand Total			613	

PROBABLE EASE OF ACCESS

Easier to get to Cowell Ranch	143	23.30%
Harder to get to Cowell Ranch	409	66.70%
Unknown or no difference	61	10.00%
Total	613	100.00%

1. E = Easier to reach the Cowell Ranch site than the Pleasant Hill Center.
H = Harder to reach the Cowell Ranch site than the Pleasant Hill Center.
U = Cannot determine greater or lesser difficulty of access.

Appendix D

TRANSPORTATION PLANNING

The California Postsecondary Education Commission (CPEC) on December 14, 1987, requested that the California State University submit to the California Postsecondary Education Commission a supplemental report including:

> A plan that demonstrates that transportation access to the Cowell Ranch site, as of the time the permanent Contra Costa Center opens for classes, will satisfy the requirements of reasonable access specified in Criterion 8 of the Commission's "Guidelines and Procedures for the Review of New Campuses and Off-Campus Centers." An environmental impact report should be included with this plan that assesses the transportation impacts associated with the establishment and phased growth of the Contra Costa Center to include mitigation measures as appropriate.
>
> Officials of the Office of the Chancellor of the California State University will confer with those of the California State Department of Transportation, appropriate community officials and groups, students, faculty and staff to agree on the essential components of the plan.

The appropriate sections in the Environmental Impact Report speak to the impact of additional traffic to and from the Center upon conditions in the general area of the Center's location. In general, it is recognized that Ygnacio Valley Road, the major traffic artery to the site, is heavily travelled during peak evening commute hours. This is an important consideration as approximately two-thirds of the Center's classes are scheduled in the evening. Most student and faculty travel to the Center will coincide with the heaviest eastbound travel along Ygnacio Valley Road.

The Environmental Impact Report shows that the level of service at key intersections in 1992 during peak commute hours will be at maximum at the time that students and faculty who teach only evening classes will be travelling to the Center. But, extrapolating data gained from a study of students currently enrolled at the Pleasant Hill location of the Center, the impact of additional traffic to the Center by students in 1992 (1000 FTE or approximately 2000 students, 2/3 of whom will attend classes during the evening hours) is estimated to increase the ratio of volume to capacity by no more than six per cent (6%) at each important intersection on Ygnacio Valley Road. This relatively small increment is said to be nonsignificant in its effect on total traffic in the area.

The CPEC directive was motivated by a concern for the effect on student and faculty access to the location. A separate document prepared by DKS Associates was prepared to meet this requirement. The data gathered from a survey of students at the existing Contra Costa Center in Pleasant Hill was extrapolated to the proposed Cowell Ranch location on

Ygnacio Valley Road. The data shows that the mean increase in commute time for students during the peak evening traffic period to Cowell Ranch is slightly more than four minutes compared to the present Pleasant Hill location.

The Final Environmental Impact Report and Master Plan approved by the Trustees of the CSU at their meeting of November 16, 1988 identifies several potential difficulties regarding traffic and access to the site. They are listed below along with mitigation measures which are a part of the proposed project as presently defined or will be considered in the future.

1. Degradation of Ayers Road/Ygnacio Valley Road intersection from Level of Service (LOS) A to LOS F.

   Mitigation: Allow only right turn in and right turn out.
   CSU Response. Included as part of Master Plan.

2. Degradation of Alberta Way/Ygnacio Valley Road Intersection from LOS E to LOS F.

   Mitigation: Contribute to upgrade of intersection to accommodate new volumes of traffic.
   CSU Response: Support widening of Alberta Way, Ygnacio Valley Road, and signalization upgrade.

3. Parking demand for 1400 spaces.

Mitigation: Supply 1400 parking spaces of parking on-site.

CSU Response: Included as part of Master Plan.

4. Provide access for deliveries, public transportation, and handicap parking close to building.

Mitigation: Provide loop vehicle drop-off loading zone and handicap parking spaces adjacent to building.

CSU Response: Included as part of Master Plan.

Additionally, other suggestions have been made to facilitate accessibility to the site. The suggestions and the CSU response is provided below.

5. Provide for a Central Contra Costa Transit Authority (CCCTA) bus stop on the site.

CSU Response: Included as part of Master Plan. Modification of bus routes will be negotiated with CCCTA.

6. Modify evening class schedules to minimize conflicts with rush hour traffic.

CSU Response: This suggestion cannot be implemented for the Center's four unit evening classes.

7. Set aside a small unutilized area of property for a Park and Ride lot.

CSU Response: This is a potential point for negotiation, e.g., CSU might be able to provide the land, cooperating agencies could provide asphalt, security, insurance, and assist with road modifications as needed.

8. Provide secure bicycle parking.

CSU Response: Included in Master Plan.

9. Provide a car pool matching service.

CSU Response:CSU, Hayward will consider ways to facilitate car pooling.

10. Sell transit passes at the Center.

CSU Response: CSU, Hayward will coordinate with CCCTA to sell such passes.

11. Provide a fee/permit parking system with no free parking (to encourage use of public transportation).

CSU Response: Included in project planning according to CSU policy.

12. Provide parking for handicapped persons.

CSU Response: Included in Master Plan.

13. Identify truck loading and trash pickup areas.

CSU Response: Included in project planning.

14. Provide pedestrian circulation system from parking lot to Center facilities.

CSU Response: Included in Master Plan.

15. The Environmental Impact Report suggests that the addition of one traffic lane in either direction to Ygnacio Valley Road could significantly improve traffic flow.

CSU Response: The determination of which agency or agencies will contribute to traffic improvements that benefit all users cannot be resolved prior to data being collected and experience being gained as to the impact of the Center on traffic. The CSU does recognize, however, that it may be called upon to assist in such a mitigation measure, at the location of the Center, if traffic flow to and from the Center is significant. (It should be noted that widening Ygnacio Valley Road immediately in the vicinity of the Center site without extending that effort over some distance would only seem to create a traffic bottleneck. A comprehensive plan is necessary which is beyond the control or resources of th CSU.)

The primary measure by which the success of the Center is judged will be its ability to provide university level classroom instruction and support services to as broad a range of students within Contra Costa and Solano Counties as possible. Each measure listed above that provides for better accessibility, and any others that can be added, will be implemented if it is seen as being of assistance in the accomplishment of the Center's mission.

Appendix E

SERVICE TO DISADVANTAGED STUDENTS

CPEC REQUIREMENT 5.2 A COMPLETE DESCRIPTION OF HOW THE CENTER WILL SERVE DISADVANTAGED STUDENTS BOTH PROGRAMMATICALLY AND WITH REGARD TO TRANSPORTATION.

The CSU, Hayward Contra Costa Center was established in 1981 to meet the needs of individuals in Contra Costa County for academic coursework at the upper division and graduate levels leading to degrees and credentials. The development of the Center was predicated on the existence of a significant adult population in the County that was not being served by existing educational institutions. The limitation on community colleges to offer no more than lower division education meant that a great many students could pursue their education through the sophomore level but then had to look forward to travelling at least sixty miles, round trip, to attend a public four year university, whether at Hayward, San Francisco, Davis, Sacramento, or Berkeley. Moreover, the services and schedules of these universities were more attuned to the traditional college age student than to either the re-entry student or the working adult. By providing an off-campus center that could pay special attention to the needs of such non-traditional students --the adult with employment, family and financial obligations-- the California University would be bringing its educational

program and services to a sizeable group that would probably otherwise not be able to attend a university and earn a degree.

Population Ethnic Distribution

Since its inception, the Contra Costa Center has met this primary intent well and will continue to do so through the expansion of its curriculum and its services. In addition to bringing education to re-entry students and those holding full time jobs, the Center also will be able to provide undergraduate and graduate education for students who are members of minority groups in Contra Costa County and nearby Solano County.

The distribution of the population of Contra Costa County by racial grouping is presented in tabular form below.

City	Population	Per Cent			
		White	Black	Asian	Hispanic
Alamo	12,000	97	0	1	4
Antioch	51,800	89	1	3	14
Brentwood	6,100	76	1	2	40
Clayton	4,830	95	1	3	5
Concord	108,000	91	2	4	7
Crockett*	3,000	94	0	0	13
Danville	28,150	96	1	2	3
El Cerrito	23,400	71	10	16	5
El Sobrante*	22,000	90	3	3	8
Hercules	11,600	46	12	37	11
Kensington	5,350	89	3	6	3
Layfayette	22,500	95	0	3	3
Martinez	28,800	92	2	3	8
Moraga	15,500	93	1	5	2
Orinda	17,250	95	1	3	2
Pinole	15,000	87	4	5	8
Pittsburg	41,600	61	20	7	19
Pleasant Hill	28,950	93	1	3	6
Richmond	78,700	40	48	5	10
Rodeo	8,500	74	9	12	11
San Pablo	21,350	68	16	5	17
San Ramon	27,450	92	2	5	5
Walnut Creek	62,100	94	1	4	3
Countryside**	734,500	81	9	5	9

Population data source: California Department of Finance Population Research Unit, 1987. *(Crockett and El Sobrante data were gathered at the respective city offices.)

Ethnic makeup data source: 1980 Census. Hispanics are also counted as white so totals will exceed 100 per cent.

** Countywide total includes unincorporated areas that are not included within city boundaries.

Data compiled by the Association of Bay Area Governments in 1987 shows the average annual family income of Contra Costa residents to correlate highly with the proportion of non-white residents in each city. The listing below shows the average household income for the cities with significant minority populations in rank order from the poorest to the more wealthy.

City	Average Household Income	Per Cent Minority Population
San Pablo	$26,452	58
Richmond	32,216	63
Pittsburg	32,886	46
Crockett	37,141	23
Rodeo	37,141	32
Brentwood	37,372	43
Antioch	38,524	18
Concord	40,830	13
Pleasant Hill	42,234	10
Martinez	42,528	13
Pinole	44,561	17
El Cerrito	45,630	31
Hercules	54,768	50
San Ramon	58,142	12
El Sobrante	N/A	24

Providing educational opportunities to all ethnically underrepresented and socio-economically disadvantaged

populations in the county is of utmost importance in the development of the Center. The location of the Center, midway between the north-central and eastern sections of Contra Costa County will put it in close proximity to the cities of Antioch, Brentwood, and Pittsburg, all of which are shown in the above tables as having a significant minority population. Also, those cities in the western section of the County that are shown in the above tables -- Richmond, San Pablo, Rodeo, Hercules, and El Cerrito are all close to State Highway 4, which provides better access between the western and eastern sections of the County than does any other major highway.

Current Students

The Center's current student population is approximately 1350. Two-thirds of the total population are women. In common with all students, they come to a university with hopes of personal growth and acquisition of professional knowledge and skills. In the case of the re-entry student, generally a female, there is the significant additional factor that many of them want to explore or make a career change -- from one employment form to another, or as is more often the case, from raising a family to a paid position in the private or public sector.

The Contra Costa Center, which over seven years of experience in serving a predominately non-traditional population at its location in Pleasant Hill, has established policies and procedures to serve the needs of the identified populations. In some cases, the policies and procedures are a replication of services that are available at the main University campus in

Hayward. In others, they were established or modified to serve the students enrolled at the Center who take the majority of their classwork there.

Transfer Education

Essential to serving such non-traditional students is the development of outreach activities and programs that are designed to encourage them to attempt further postsecondary education. To facilitate the transfer f community college students to further higher education, continuing articulation and communication takes place between Center staff and counselors and appropriate administrative personnel at the community colleges within the Center's informal service area: Contra Costa College, Diablo Valley College, Los Medanos College and Solano Community College.

Each of these colleges has an established transfer center. In concept, transfer centers were established (1) to facilitate articulation between two and four year colleges for those students who had already made plans to move toward further education beyond the community college and (2) to provide information and stimulation to community college students who previously had not thought about earning a baccalaureate degree to consider doing so.

The Contra Costa Center is represented at each transfer center on a regular basis by one of its staff members. Students interested in pursuing their education at the upper division level are served by introductory materials explaining the mission and function of the Center and its programs. In addition to the normal articulation agreements that facilitate

the transfer process between two and four year colleges, specially designed "educational ladder" sheets have been designed to show potential upper division program tracks as well as lower division requirements. Moreover, informal academic advising takes place on the spot, so that prospective students are provided information regarding general education requirements and certification, lower division requirements in the major field of their interest, and the upper division program that they can expect to undertake after transfer. All of this is done on an individual basis, so that each student can develop a personal plan that will take into account his/her responsibilities outside of college attendance.

Communication between the Contra Costa Center and the community colleges is facilitated through contact with the Center's academic advisor. In addition to advising students at the Center, the advisor regularly holds office hours at each of the community colleges to inform prospective students of the programs available at the Center (and the main Hayward campus as well) and to assist them in transferring to the CSU, regardless of campus.

Through special arrangement with the Directors of Admissions of the cooperating campuses, students at each of the community colleges who meet certain criteria may enroll in courses at the Center at no charge under a unique cross-registration program. Agreements with these colleges also recognize and accept lower division courses as meeting lower division requirements for the various programs offered at the Center.

An associated benefit accruing to the University and the cooperating community colleges from the regular contact between

the Center staff and each community college counseling staff is the interchange of information that occurs between the personnel at each location. On a continuing, informal basis the personnel who must deal with changing policies and requirements are able to discuss matters of common concern including admission and transfer policies, general education and major requirements, and any new developments that effect the transfer process. The skill of the Center Staff in advising students and the confidence that community college counselors have in the thoroughness and strength of the Center's commitment to student service, has resulted in an extraordinarily strong relationship between the Center and each of the community colleges that it works with closely.

Student Services

Student Services that are currently provided at the Center include academic advising and registration for classes, financial aid advising and distribution of financial aid awards, counseling, placement office tapes and materials, testing for writing skills, delivery of prescriptions from the University Health Center, and provision of an on-site bookstore. Hence, students do not need to travel to the Hayward campus to complete most administrative functions. Moreover, many of the student services that are available in specialized facilities at the main campus are brought in modified form to the Center. The intent has been, and will continue to be, to make the opportunities and services available to Center students closely comparable to that for students who regularly attend the Hayward campus.

Class Schedule

To meet the needs of the nontraditional adult students who attend the Center, the majority of classes are offered in the evening. The accommodation to the work schedules of this population is essential if the Center is to be seen as adjusting its educational program to the life styles of its clientele. Courses in each program are offered in either an evening or daytime block so that students are able to complete their program of student without having to alter their schedule from quarter to the next. For example, students majoring in Criminal Justice Administration who enroll in a major course in an evening timeblock will be able to eventually complete their program of study by taking all subsequent courses in the same timeblock until they complete their program. Hence, students are not required to modify and later re-modify their work schedules to attend the Center once a pattern has been established.

Curriculum

The selection of curriculum and development of schedules are responsive to the needs of students and prospective students. Recently, baccalaureate degree programs in Psychology and Computer Science were added to the Center's curriculum. The addition of these programs followed an analysis by staff at the Center of the present and continuing demand for them, negotiation with the sponsoring departments at the main Hayward campus, and approval by the University faculty. The Center will continue to respond to proven student needs. This may involve adding further degree programs as the requests for them

accelerate or portions of programs to meet specific, identified needs. The academic master plan for the Center, a copy of which is attached, includes the major in Biological Sciences for which specialized laboratory facilities are planned.

With the recent recognition of the needs of many foreign born students for training in English as a Second Language, the University's Certificate in ESL is now offered at the Center. The inclusion of this curriculum will meet the needs of teachers in the elementary and secondary schools who must teach to an increasingly heterogeneous Kindergarten through 12th grade student population.

Outreach

It is recognized that the student population of the present Center is predominately Caucasian. Keeping in mind the mission of the CSU and any off-campus center to make its services available to other students, CSU Hayward maintains programs aimed at encouraging minority students to attend college. Based at the Hayward campus, but serving the entire service area of the campus and the Center, such programs are coordinated through the office of Student Affirmative Action (SAA). SAA has established good relations with the community colleges of the Contra Costa Community College District and Solano College. Through involvement in College Information Days, admissions workshops, and early outreach efforts the University's commitment to recruitment of minority students is well known and document. The close proximity of the new Center to Los Medanos College, located in Pittsburg, assures an even better fit between the two institutions and provision of greater

opportunity for the population of eastern Contra Costa County and its significant minority population.

The University is involved in special recruitment efforts in the high schools of the eastern portion of the County. At Liberty Union High School, Brentwood, which enrolls a significant migrant population, a special Parents' Night program is conducted in Spanish. There parents are made aware of the opportunities for their children that come with college attendance. SAA also sponsors a Black Youth Leadership Conference and a Chicano/Latino Youth Leadership Conference to inspire minority youth to further their educational aspirations. While efforts at the high school level may not immediately impact the Center, the long-range effects of high school outreach efforts will be beneficial to students in the area. The presence of the Center in the area, the promotion that will be given to University attendance by a continuation of the cooperative relationship between the Center and the community colleges, and the "modeling" that occurs for many when a few minority youth succeed at the University level, should be persuasive evidence that the Center will play a role in stimulating access to postsecondary education among minority youth.

At its present location the Center has been responsive to the needs of students with temporary or permanent physical disabilities. Access to and within the new Center for the physically disabled has been incorporated into planning for the physical structure. The transportation plan also addresses the need for handicapped access, with sections reserved for parking

for the disabled and a close-in drop off point being designated for those using public transportation.

Summary

The Contra Costa Center has been in existence for more than seven years. All of the services enumerated above are a part of its continuing operations -- to re-entry students, to part-time students who are employed on a full time basis, to students in the nearby community colleges who wish to continue their education but cannot or will not leave their place of residence, to the physically handicapped, and to persons from minority groups who are otherwise not able to seek a baccalaureate or master's degree or educational credential at a nearby location. The building of a permanent center, with a larger permanent staff than at present, will make it possible for the same or expanded services and for outreach efforts to prospective students to be enhanced.

CALIFORNIA STATE UNIVERSITY, HAYWARD

PROJECTED ENROLLMENT BY DEGREE PROGRAM
CONTRA COSTA CENTER - 1991-92

(FIVE-YEAR MASTER PLAN)

Degree Program (HEGIS)		Actual Fall Quarter F.T.E. 1982	1983	1984	1985	1986	Projected Annual F.T.E. 1991-92
Baccalaureate Degrees							
Business Admin	(05011)	105	113	132	179	157	200
Liberal Studies	(49012)	61	56	101	114	127	170
Criminal Justice	(21051)	4	5	3	4	7	15
English	(15011)	-	-	-	26	42	70
Human Developmnt	(20993)	-	-	-	7	4	20
History	(22051)	-	-	-	-	-	30
Biology	(04011)	-	-	-	-	-	25
Psychology	(20011)	-	-	-	-	-	50
Computer Science	(07011)	-	-	-	-	-	30
Master's Degrees							
Business Admin	(05011)	-	8	10	15	14	30
Education	(08011)	9	10	7	13	10	35
Counseling	(08261)	7	21	34	31	44	50
Public Admin	(21021)	8	7	13	10	15	25
Credential Programs							
Credential Programs		4	41	68	87	125	200
Total Center F.T.E.		198	261	365	486	545	1000

Note: In Fall 1985 and 1986, most Human Development students at the Contra Costa Center were also enrolled in courses at the Hayward campus. Some of the growth in this program will result from the appropriate scheduling of these courses at the Center.

CALIFORNIA STATE UNIVERSITY, HAYWARD

ACTUAL AND PROJECTED
ACADEMIC YEAR ANNUAL F.T.E. BY LOCATION

1980-81 THROUGH 1991-92

Year	Contra Costa Center	Hayward Campus	Total CSUH
Actual:			
1980-81	-	7628	7628
1981-82	112	8027	8139
1982-83	187	8280	8332
1983-84	278	8332	8610
1984-85	382	8267	8649
1985-86	488	8192	8680
Estimate:			
1986-87	545	8159	8704
Projected:			
1987-88	650	8250	8900
1988-89	725	8250	8975
1989-90	800	8150	8950
1990-91	900	8050	8950
1991-92	1000	7950	8950

Note: F.T.E. for 1986-87 is an estimate based upon Fall 1986. Preliminary figures for Winter 1987 indicate that the actual annual F.T.E. is likely to be somewhat higher.

Attachment B
Ed. Pol - Item 1
March 10-11, 1987

ACADEMIC PLAN
1987-88 through 1997-98
California State University, Hayward
Contra Costa Off-Campus Center

Existing Programs		Projected Degree Programs 1987-88
Biology		BA-BS
Business Administration	BS-MBA	
Computer Science		BS
Counseling	MS	
Criminal Justice Administration	BS	
Education	MS	
English	BA	
History		BA
Human Development	BA	
Liberal Studies	BA	
Psychology		BA-BS
Public Administration	MPA	
CREDENTIALS		
Multiple Subject	X	
Single Subject	X	
Administrative Services	X	
Learning Handicapped Specialist	X	
Reading Instruction	X	
Pupil Personnel Services	X	

Appendix F

8. ALTERNATIVES TO THE PROPOSED PROJECT

This chapter describes and evaluates alternatives to the proposed project. It also discusses how each alternative would meet project objectives. Each alternative is also discussed in relationship to its requirements, impacts and the reasons for rejection by the University.

The following four alternatives are considered: No Project, Alternative Site Uses, Alternative Site Designs A and B, and Other Site Location.

8.1 NO PROJECT

DESCRIPTION

The No Project alternative would eliminate construction of the proposed center altogether. It would mean the continued use of the Pleasant Hill leased space and retention of the facility at its current size. In the event that the lease at its current location could not be renewed, the No Project alternative assumes that the Off-Campus Center would be located in leased space similar to its present location.

IMPACTS

The No Project alternative would eliminate potential environmental impacts associated with the project. However, all potential adverse impacts associated with the proposed project have been identified as less than significant or can be mitigated to a non significant level. The beneficial impacts associated with the proposed project in extending vehicular access for firefighting equipment to the grassy slopes of the site area would be forgone with this alternative.

Note: This material is reproduced from Chapter 8 of *The California State University, Hayward, Off-Campus Center Draft Environmental Impact Report*. Long Beach: Office of the Chancellor, The California State University, August 1988.

REASONS FOR REJECTION

The need for expanded facility capacity has been shown in several studies. The No Project alternative would not allow for this expansion. Additionally, the University's goal of owning rather than leasing the facility building would not be achieved with this alternative.

8.2 ALTERNATIVE SITE USES

DESCRIPTION

The greatest impact of the proposed project comes in the area of traffic and transportation impacts. An alternative use of the land, which would reduce these impacts and that would also be in line with the surrounding land uses, would be the development of low- and medium-density residential development on the site. The project would develop approximately 40 acres of the site. Assuming that 15 acres were developed as single-family residences with an average of six units per acres and five acres were developed as multiple-family residences at 16 units per acre, there would be 90 units of single-family residences and 80 units of multiple-family residences developed on this same portion of the California State University property.

IMPACTS

Residential development on the site would be more consistent with surrounding development which is also, for the most part, residential. Visual Quality and public health impacts would likely be less than for the proposed project. Several kinds of impacts would likely be the same including geology, hydrology, vegetation and wildlife, cultural resources, utilities, traffic and traffic associated impacts including noise and air quality. However, the impact on population is likely to be much higher. Increases in housing and population also have residual effects on public services such as police, fire protection, etc.

REASONS FOR REJECTION

The development of residential uses on the project site would not satisfy any of the University's goals for relocating and expanding their existing Pleasant Hill facility. Additionally, there are several large residential developments in the immediate vicinity of

the project site. The need for more residential units on the project site may not be substantial given the recent developments.

The amount of trips generated from this alternative would be less than that projected for the proposed alternative. However, most of the existing traffic is generated by commute patterns of residents traveling back and forth to work. Development of more housing would likely add to the existing traffic in the same direction and at the same time. The proposed center would also generate some traffic at the same time, primarily in the PM commute, however, the AM commute would likely be impacted to a lesser degree.

8.3 ALTERNATIVE SITE DESIGNS

Three initial site designs were analyzed for the proposed development. The proposed configuration was chosen from the three. The other two configurations are discussed below.

SITE DESIGN A

Description

This scheme is also called the saddle scheme and would locate the buildings to the south of the lower knolls fronting on Ygnacio Valley Road. The building would be placed on the slopes of the hills below the steep slopes of the central ridgeland in a linear configuration. This scheme would preserve the knoll tops as well as the central ridgeline, but would still be highly visible from Ygnacio Valley Road corridor and Concord to the north. Because the knoll tops are preserved and the saddle is narrow, this scheme is the most confined by its setting. The majority of the parking would be located at the southern end of the site.

Impacts

This design alternative would bring the building development closer to Ygnacio Valley Road creating greater visual impact to motorists on that road and to the residential developments to the north of the project. Additionally, in general the tops of hills are the most stable portion. Development on the side of a slope is more likely to encounter slope instability. However, development of the buildings in this location would shorten the

8.4 ALTERNATIVE SITE LOCATION

DESCRIPTION

This alternative explores the variance in impacts if the proposed project were developed on a different site. The greatest impact which would result from development of the proposed project on the proposed site would be in relationship to traffic and transportation. The severity of these impacts comes from the fact that the existing traffic patterns are already congested. In order to alleviate these impacts with the relocation of the proposed project to another site, that site would have to be located in an area where the existing traffic patterns would not add to the project traffic impacts. Such a location might be either expansion of the current facilities in Pleasant Hill or relocation to an office park along Highway 680 with easy access to that highway. Several recently developed office parks in that area of Highway 680 have not gained full occupancy to date.

IMPACTS

The traffic impacts from development of the project either on the current Pleasant Hill site or another recently developed office park with good highway access could reduce traffic and transportation impacts. However, traffic impacts, at some level, would exist at any location with a center of this size. The degree of their severity would have to be analyzed on a site by site basis. Additionally, any site close to the developed area along the freeway corridor is more likely to be within the three mile radius recommended for fire response time.

The area adjacent to the highway corridor is generally built-up and flatter than the proposed site. Geologic, hydrologic and biologic impacts would be expected to be less significant as a result. Other impacts identified for the proposed project would likely be the same.

REASONS FOR REJECTION

Although traffic impacts would be reduced, they would not be eliminated altogether. Additionally, location of the center either on the current Pleasant Hill site or another site with good highway access is not likely to provide a 'campus-like' setting that would provide the optimum educational environment that the California State University intends to create with the development of this center.

Appendix G

January 11, 1989

Mr. William L. Storey
California Postsecondary Education Commission
1020 12th Street, Third Floor
Sacramento, California 95814

Dear Bill:

In response to your request made earlier today for a listing of meetings or consultations made regarding the Contra Costa project, I am pleased to provide you with excerpts of material previously provided on the topic as well as adding information on subsequent and ongoing consultations.

From our letter to Dr. O'Brien of September 1, 1989 providing a status report on the project, we indicated the following:

> In conjunction with our planning efforts, meetings have been held with interested parties, including the local communities, county planning officials, underrepresented groups, student, faculty, bus, transportation officials, and elected officials. A partial list of contacts to date include the Assistant Planner for the City of Concord, Senior Transportation Planner of Contra Costa County, Traffic Engineer for the City of Walnut Creek, and Transportation Operations staff for the City of Concord. The following specific meetings have occurred to date:
>
> - Jan. 11, 1988 — General Meeting with all local city managers or their representatives
> - Feb. 29, 1989 — Contra Costa County; County Community Development Department; Supervisors Schroder and McPeak; representatives from County Office of, CCCTA, Seeno Construction, Newhall Land and Farming, Citizens, Developers, Transportation Planning, et al.

- June 22, 1988 — Contra Costa County; County Community Development Department; Senior Transportation Planner.
- June 22, 1988 — Walnut Creek; Community Development Department; Transportation Administrator; Traffic Operations Engineer.
- June 22, 1988 — Concord; Planning Department, Assistant Planner, Senior Planner, Zoning Administrator, Deputy Planning Director.
- June 22, 1988 — Clayton; Planning Office.

We went on to indicate that efforts were underway to set up an additional round of informational meetings with local city and county officials and staff and the leadership of an adjoining homeowners' association. The letter to Dr. O'Brien, which had been prepared prior to September 1, 1988, did not include the consultation that occurred on August 31, 1988 with city and county officials.

- Aug. 31, 1988 — County of Contra Costa; Cities of Walnut Creek, Concord, Clayton; Planners, Transportation Officials, Community Development Staff, Traffic Engineers.

Subsequent to the round of consultations and informational meetings held on August 31, a special meeting was held to exchange information with homeowners in close proximity to the off-campus site.

- Sept. 13, 1988 — Homeowners Association of Turtle Creek Executive Committee.

As you may recall, the Draft EIR Publication Date was August 26, 1988 with a Draft EIR Comment Period from August 26, 1988 to October 10, 1988. On October 6, 1988, a Draft EIR Public Hearing was held at Diablo Valley College.

- Oct. 6, 1988 — Draft EIR Public Hearing; 10 People Provided Comments, 11 People Provided Comments in Writing.

Later in the month, another round of meetings was held in the area of the Off-Campus Center.

- Oct. 26, 1988 — County of Contra Costa; Cities of Concord and Walnut Creek; Planners, Transportation Engineers, Developers, City Managers, Other Staff.

In our December 1, 1988 transmittal of materials on this subject to Dr. O'Brien, we indicated under the Environmental Impact Report Process section of the letter (page 4) that the consultative process also included students, staff, and faculty associated with the off-campus center through student survey and interaction among off-campus center administrators with center personnel and students. In addition, as we indicated in the December 1, 1988 letter, "student perceptions were reflected in presentations at the DEIR public hearing, the Board of Trustees' meeting, and through written communication".

The December 1, 1988 material sent to CPEC also included a communication from the Department of Transportation, dated October 5, 1988, indicating that the Department had received the public notice for a public hearing scheduled for October 6, 1988 concerning the DEIR for the Off-Campus Center, and that the Department had "no comments regarding this project".

In response to your communication to us of November 16, 1988, we responded on December 1 with an indication that many of your inquiries were addressed in the December 1, 1988 transmittal to Dr. O'Brien. To my knowledge, all of the items you requested, which were supplemental materials used by consultants in the preparation of the CPEC requested reports, have been received by you with the exception of one, the PRC Study.

Included as a part of the Transportation Plan was a Chronology of Consultation on the Transportation Plan, a copy of which is enclosed with this letter. (A more recent Chronology is also enclosed.)

With reference to the Report on Service To Disadvantaged Students, several letters were included in the material representing the results of consultation with potentially interested

constituencies, including those at local community colleges who work primarily with disadvantaged students. Letters submitted were from Los Medanos College, Contra Costa College, the Contra Costa Chapter of the Mexican-American Political Association, and a representative of the Veterans Administration in Martinez. Additional consultation has been held with the City of Pittsburgh City Council and the United Council of Spanish Speaking Organizations.an individual.

Of course, there has been additional information exchanges and consultation with CPEC staff, legislators, CSU Trustees, and others through telephone conversations or personal exchanges. Whether one considers formal or informal consultation, we believe that the interaction between CSU and interested parties has been extensive, reflecting the spirit and intent of the consultative process.

Please contact me if the above information is not adequately responsive to your request.

Sincerely,

David E. Leveille
Director
Institutional Relations

DEL:jlw:415
Enclosures

cc: Dr. Kenneth O'Brien
Dr. W. Ann Reynolds
Dr. John M. Smart
Ms. Sheila Chaffin

Chronology of Consultation on the Transportation Plan

Documents provided for this project were the draft Environmental Impact Report and the DKS Traffic Study. Because the latter was considered to be the more important, consultation with faculty and students did not begin until it arrived, November 3, 1988.

Since the Trustees Meeting of November 15, [illegible] text has been developed regarding transportation to Coyote Ranch. This is currently being distributed and will be reviewed by faculty and students prior to the end of the Fall Quarter.

For Faculty:

November 3 — DKS study received.

November 7 — [illegible] with faculty committee reviewed pertinent points of draft EIR, draft of responses to concerns of EIR and DKS traffic study. [illegible]

November [illegible] — [illegible] with copy to chair of Curriculum Committee [illegible] members [illegible] prior to [illegible] with more [illegible]

For Students:

[illegible]

[illegible]

[illegible]

[illegible]

BEST COPY AVAILABLE

11

Chronology of Consultation on the Transportation Plan

Documents provided for this project were the Draft Environmental Impact Report and the DKS Traffic Study. Because the latter was considered to be the more important, consultation with faculty and students did not begin until it arrived, November 3, 1980.

Since the Trustees Meeting of November 19, 16 an additional item has been developed regarding transportation to Dowell Branch. This is currently being distributed and will be reviewed by faculty and students prior to the end of the Fall Quarter.

For Faculty:

November 3 — DKS Study received.

November [illegible] — [illegible] met with faculty committee, reviewed pertinent pages of Draft, [illegible] responses to comments on EIR, and DKS Traffic Study.

November 17 — Memo [illegible] sent memorandum to Executive [illegible] with copy to Senate of Committee on [illegible] Transportation Alternatives [illegible] [illegible] [illegible]

Appendix H

Letters and Memoranda Regarding the Contra Costa Off-Campus Center

Herb Graw, Associate Vice President, Off-Campus Programs, California State University, Hayward 195

Subcommittee on Contra Costa Traffic Factors, Academic Senate, California State University, Hayward 201

L. Felipe Torres, Jr., Director of Financial Aid/EOP&S, Los Medanos College 205

Richard J. Martinez, Chairperson, Contra Costa Chapter, Mexican-American Political Association 207

Herbert Graw and Rudy Rodriquez 209

Leroy Mims, Dean of Academic and Student Support Services, Contra Costa College 211

Clarence K. Yee, Chief, Project Development, Contra Costa County, California State Department of Transportation 213

Sabrina W. Ruehl, Chair, Interim Student Council, Associate Students, California State University, Hayward 215

Terri Williamson, Mayor, City of Pleasant Hill 219

Jeanne C. Pavao, Thiessen, Gagen & McCoy 227

December 1, 1988

To: Ellis E. McCune, President

From: Herb Graw, Associate Vice President
Off-Campus Programs

Subject: Faculty Consultation Regarding Reasonable Access to the Cowell Ranch Contra Costa Center Location

Attached is the report of the subcommittee of the standing Committee on Academic Planning and Resources that considered the information regarding access to the proposed permanent location of the Contra Costa Center.

I have also attached a copy of their preliminary report dated November 10, 1988 and the resolution passed by the Academic Senate on November 17, 1987. You will notice that in their preliminary report the subcommittee stated their intent to survey members of the faculty presently teaching at the Pleasant Hill site regarding the Ygnacio Valley location. However, a preliminary survey indicated that there was almost unanimous concern about the commuting access problem. Because time was at a premium and the results of a more comprehensive survey were predictable, the committee decided to direct its comments to approaches and mitigations that had been proposed in the various documents and by CSU and Center staff administrators.

cc: Jim Nichols, Chair
CAPR

Attachments

BEST COPY AVAILABLE

The California Postsecondary Education Commission on December 14, 1987 required that the California State University submit to the California Postsecondary Education Commission a supplemental report including:

A plan that demonstrates that transportation access to the Cowell Ranch site, as of the time the permanent Contra Costa Center opens for classes, will satisfy the requirements of reasonable access specified in Criterion 8 of the Commission's "Guidelines and Procedures for the Review of New Campuses and Off-Campus Centers." An environmental impact report should be included with this plan that assesses the transportation impacts associated with the establishment and phased growth of the Contra Costa Center to include mitigation measures as appropriate.

Officials of the Office of the Chancellor of the California State University will confer with those of the California State Department of Transportation, appropriate community officials and groups, students, faculty and staff to agree on the essential components of the plan."

We have examined the Draft Environmental Impact Report on the CSU, Hayward Off-Campus Center in Contra Costa County and a special traffic study prepared by DKS Associates on the potential effects of the relocation of the Center near Ygnacio Valley Road. Our conclusion, simply stated, is that at present there is no "reasonable access" to the Cowell Ranch site of the Center. We are not sanguine, furthermore, that there will be "reasonable access" by the time the Center opens for classes.

Although the DKS study suggests that the mean increase in commute time to the Cowell Ranch site for the approximately 75% of the Center's students who will travel there in peak evening commute hours is slightly more than 4 minutes, other data and travel maps in the same report make this conclusion suspect. Consider, for example, the estimate that travel time to or from the Cowell Ranch from most of Contra Costa County is 30-45 minutes in non-peak time; in the peak hours from 5:00 - 7:00 PM the travel time would be two to three times that from all but the most nearby points. DKS' 27 October 1988 test ride from CSU, Hayward to the Cowell site during the peak of the evening commute, furthermore, took 75 minutes. Other data indicate that the CSUH-Cowell Ranch commute, which is the most likely one for CSUH faculty at the Center, could last 90 minutes or more. None of these travel times seems to us to be equivalent to "reasonable access."

We are pleased that the seriousness of the traffic problem is recognized in the Final Environmental Impact Report and the Master Plan for the Off-Campus Center which were approved by the Board of Trustees on 16 November 1988

Among the major traffic difficulties identified - and measures proposed to mitigate them - are the following:

1 - Degradation of Ayers Road/Ygnacio Valley Road intersection from Level of Service (LOS) A to LOS F.

Mitigation: Allow only right turn in and right turn out.

CSU Response: Included as part of Master Plan.

2 - Degradation of Alberta Way/Ygnacio Valley Road intersection from LOS E to LOS F.

Mitigation: Contribute to upgrade of intersection to accommodate new volumes of traffic.

CSU Response: Support widening of Alberta Way, Ygnacio Valley Road, and signalization upgrade.

3 - Parking demand for 1400 spaces.

Mitigation: Supply 1400 parking spaces of parking on-site.

CSU Response: Included as part of Master Plan.

4 - Provide access for deliveries, public transportation, and handicap parking close to building.

Mitigation: Provide loop vehicle drop-off loading zone and handicap parking spaces adjacent to building.

CSU Response: Included as part of Master Plan.

Additional suggestions for enhancing accessibility to the site include:

5 - Provide for a Central Contra Costa Transit Authority (CCCTA) bus stop on the site.

CSU Response: Included as part of Master Plan. Modification of bus routes will be negotiated with CCCTA.

6 - Modify evening class schedules to minimize conflicts with rush hour traffic.

CSU, Hayward Response: This proposal is infeasible. Seventy-seven percent of the Center's students attend evening classes on a one night a week basis. The four unit classes for which they enroll must meet for 200 minutes. A post-7PM class starting time would mean dismissal after 10:30 PM, which is too late for our population of working students.

7 - Set aside a small unutilized area of property for a Park and Ride lot.

CSU Response: This is a potential point for negotiation, e.g., CSU might be able to provide the land, cooperating agencies could provide asphalt, security, insurance, and assist with road modifications as needed.

8 - Provide secure bicycle parking.

CSU Response: Included in Master Plan.

9 - Provide a car pool matching service.

CSU Response: CSU, Hayward will consider ways to facilitate car pooling.

10 - Sell transit passes at the Center.

CSU Response: CSU, Hayward will coordinate with CCCTA to sell such passes.

11 - Provide a fee/permit parking system with no free parking (to encourage use of public transportation).

CSU Response: Included in project planning according to CSU policy.

12 - Provide parking for handicapped persons.

CSU Response: Included in Master Plan.

13 - Identify truck loading and trash pickup areas.

CSU Response: Included in project planning.

14 - Provide pedestrian circulation system from parking lot to Center facilities.

CSU Response: Included in Master Plan.

In sum, as the Environmental Impact Report, the DKS study, and items 1 - 14 make plain, there are and continue to be major difficulties associated with travel to the Cowell Ranch site of the Contra Costa Center. We believe that the mitigation measures above, although well intended, will not assure students, faculty and staff, of "reasonable" access to the Center when it opens for classes.

10 November 1988

MEMORANDUM

TO: President Ellis E. McCune

FROM: Subcommittee on Contra Costa Traffic Factors
Marilyn Nye, Teacher Education
Marc Ratner, English
Judith Stanley, History
John Villarreal, Management and Finance

SUBJECT: Preliminary Report on Transportation Access to the Cowell Ranch Off-Campus Center

Our subcommittee was charged with providing faculty consultation in the matter of "reasonable" transportation access to the proposed CSUH Off-Campus Center at Cowell Ranch on Ygnacio Valley Road in Contra Costa County. Our work thus far has consisted of a review of the Draft Environmental Impact Report on the Off-Campus Center and the DKS Associates report on the potential effects of the relocation near Ygnacio Valley Road. (The latter report was the more relevant one since it dealt directly with the problem of reasonable access through a summary of student responses to a questionnaire dealing with transportation to and from the site and an evaluation of the impact of the relocation on travel time to campus for students and faculty.)

Our review of the reports confirms the concerns raised in the 17 November 1987 CSUH Academic Senate Resolution on the Cowell Ranch site, viz., it is located in an area where traffic is already heavily congested and students and faculty will be traveling there in peak evening commute hours.

The DKS report, for example, reveals that the vast majority (77%) of Contra Costa students attend night classes; 96.9% presently drive alone to the Pleasant Hill center and 95.1% would drive alone to the Cowell Ranch site. That site, which is 7 miles from I-680 and State Highway 4, both of which are heavily traveled freeways, is also on a major Contra Costa artery with many stop lights and such heavy traffic congestion in peak periods that delays and long waits are common. DKS' traffic study estimates that travel time to or from the Cowell Ranch from most of Contra Costa County is 30-45 minutes in non-peak time; in the peak hours from 5:00-7:00 PM, when evening students would be in transit, the travel time would be two to three times as long from all but the most nearby points.

We anticipate even longer travel time to the Cowell Ranch site for CSUH faculty because virtually all the faculty who teach at Contra Costa travel there from CSUH or their homes in Alameda County. DKS' 27 October 1988 test ride from CSUH to the Cowell site during peak evening commute hours lasted 75 minutes; other estimates of faculty travel from CSUH to the proposed campus are as high as 90 minutes. Even in non-peak hours, e.g., at 10:00 PM when evening classes are dismissed, a faculty member's commute time -- and many students' commute time as well -- will increase at least 15 minutes because of the distance from the Cowell Ranch site to the freeways.

The increased travel time for faculty is especially disturbing to us because we see it as time taken away from students -- from advising, from extended office hours, from after-class chats -- and time taken away from expected professional pursuits: research, writing, journal and monograph reading. We are persuaded that the hour and a half or two hours that a faculty member may expect to spend commuting to the Cowell Ranch site is not the best, the most reasonable use of his or her time.

We are aware that a number of plans have been proposed for mitigating some of the transportation problems we have noted. We think the most promising one is the proposal to construct a Park and Ride lot on a portion of the state's land at Cowell Ranch. The lot and a shuttle to BART might be attractive enough to draw off Ygnacio Valley Road as much traffic as the proposed campus is expected to generate.

We look forward to receiving additional information about traffic management plans for the Contra Costa Center; we also plan to survey the faculty teaching at Pleasant Hill this quarter on the subject of transportation access to the new facility. We expect to present a final report by the end of the quarter.

ATTACHMENTS: Academic Senate Resolution on the Cowell Ranch Site
Student Questionnaire
Faculty Questionnaire

cc: James L. Nichols, Chair, CAPR

Resolution Concerning the Location of the Permanent

Off-Campus Center of CSUH in Contra Costa County

Whereas the California Postsecondary Education Commission (CPEC) has expressed reservations regarding the location of the permanent off-campus center in Contra Costa County (as indicated in its November 2, 1987, draft response to the governor and legislature) and

Whereas we specifically share CPEC's stated concerns that alternatives to the state-owned Cowell Ranch site are not being considered, such as the feasibility of purchasing and renovating the current facilities at the Pleasant Hill site or the suitability of alternative sites and

Whereas the State University's consultant, Ira Fink and Associates, has determined that many of the major roads and freeways serving the Cowell Ranch location are already heavily congested, with Ygnacio Valley Road soon expected to reach gridlock (defined as "three or more light changes to cross a given intersection") and

Whereas most students and faculty will be traveling during peak traffic hours to reach evening classes and

Whereas the taxpayers of California deserve to have all reasonable alternatives for a permanent off-campus center fully considered before more funds are expended and

Whereas CPEC is presently restricted by SB 785 (1985; Boatwright) to either accepting or rejecting the Cowell Ranch site in its recommendation to the Board of Trustees,

Therefore be it resolved that we, the Academic Senate of California State University, Hayward, encourage CPEC, in its recommendation to the Board of Trustees, to reject Cowell Ranch as the site for a permanent off-campus center in Contra Costa County.

April 12, 1988

LOS MEDANOS COLLEGE

Chester H. Case
President

Herbert Graw
Associate Vice President
Contra Costa Center
3100 Oak Park Blvd.
Pleasant Hill, Ca 94523

Dear Mr. Graw:

This letter is support of a permanent off-campus center of California State University, Hayward at the corner of Ygnacio Valley Road and Alberta Way in Concord. This facility will enhance residents of East Contra Costa County to attain a bachelor's or master's degree.

As an administrator at Los Medanos College, I can assure you that one group that has historically been under-represented in higher education, the young Hispanic female, will benefit from the proposed new facility. Young LMC graduate Hispanic females that are unable to attend a University away from home will surely take advantage to continue their education towards a bachelor's or master's degree at a University within a commuting distance.

Please feel free to contact me for any further information.

Sincerely,

L. Felipe Torres, Jr.
Director of Financial Aid/EOP&S

LFT:paa

2700 East Leland Road
Pittsburg, CA 94565
(415) 439-2181

MEXICAN-AMERICAN POLITICAL ASSOCIATION

CONTRA COSTA CHAPTER

April 27, 1988

Mr. Herbert Graw
Associate Vice President
California State University, Hayward
3100 Oak Park Boulevard
Pleasant Hill, California 94523

Dear Mr. Graw:

At its last meeting, the Contra Costa Chapter of the Mexican-American Political Association (MAPA) voted to support the building of a permanent off-campus center of California State University, Hayward on state owned property at the corner of Ygnacio Road and Alberta Way in Concord, CA.

A permanent center would benefit the Hispanic Community of Contra Costa County in that it would provide a centrally located institution of higher learning for Hispanics in Contra Costa who are interested in earning a Bachelor or Masters Degree.

A permanent facility in Contra Costa County could also result in significant cost savings for the Hispanic student who would otherwise be forced to travel to a non-county location and possibly incur substantial lodging costs.

MAPA looks forward to working with you and other representatives of California State University, Hayward to insure that Hispanics will be adequately represented in the student body, faculty and administration of the proposed permanent center.

Good luck in this venture, and please feel free to call if we can be of any further assistance.

Sincerely,

Richard J. Martinez
Chairperson

CALIFORNIA STATE UNIVERSITY, HAYWARD

HAYWARD, CALIFORNIA 94542

CONTRA COSTA CENTER
3100 Oak Park Blvd.
Pleasant Hill, California 94523
Telephone: (415) 945-8700
Hours: 3-8 p.m. Mon.-Thurs.

March 7, 1988

Mr. Rudy Rodriguez
256 Sierra Drive
Walnut Creek, CA 94596

Dear Mr. Rodriguez:

You may be aware that the legislature is considering the building of a permanent off-campus center of California State University, Hayward on state owned property at the corner of Ygnacio Valley Road and Alberta Way in Concord. The facility is intended to serve many of the residents of Contra Costa County who presently cannot earn a bachelor's or master's degree from a public university near their homes.

The University is particularly concerned that groups which have historically been under-represented in the numbers of their members that attend a university be served by this new facility. I will appreciate your writing to me regarding the potential benefits that the planned facility could bring to the members of your organization who are, or should be, interested in collegiate level education.

Thank you very much for your cooperation.

Very truly yours,

Herbert Graw

Herbert Graw
Associate Vice President

HG:rt

Dr. Graw:

Although the location for the proposed new campus is not ideal in regard to access by the minority populations in this county, it will pose no more difficuties than other sites. We hope that public transportation will expand to provide adequate service to that campus. The site is in central county; if it were in west county it would pose a transportation problem for the minorities in east county and vice-versa, i.e., its better to have it in central county than not at all.

20i

If I can be of further help please call me.

CONTRA COSTA COLLEGE

June 20, 1988

Herb Graw, Associate Vice President
Contra Costa Center, CSUH
3100 Oak Park Boulevard
Pleasant Hill, CA 94523

Dear Herb:

I am following up on our conversation regarding the liklihood that students from West Contra Costa County will avail themselves of a state university campus in Central County. I talked with various staff at Contra Costa College, especially those who work with our large disadvantaged student population. Consensus is that disadvantaged students especially, and few students overall from West County will drive to Central County to take advantage of a state university campus. A number of our students do attend CSU Hayward, either concurrently or after leaving Contra Costa College. That campus appears to be more appealing in location than the prospects of a Central County campus. As you know, we have not had much success getting students to take advantage of the Pleasant Hill site to date.

So, all in all, our opinion is that a campus in Central County will not be particularly meaningful for residents/students in the Western corridor of the County.

Sincerely,

Leroy Mims

Dr. Leroy Mims
Dean of Academic and
Student Support Services

LM:bm

cc: C. Rose, President

2600 MISSION BELL DRIVE, SAN PABLO, CA. 94806 (415) 235-7800

ATTACHMENT H

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF TRANSPORTATION
BOX 7310
SAN FRANCISCO, CA 94120
(415) 923-4444

October 5, 1988

Ms. Katherine Mortimer-Garcia
Project Manager
EIP Associates
150 Spear Street, Suite 1500
San Francisco, CA 94105

Dear Ms. Garcia:

This is to acknowledge receipt of the public notice for a public hearing scheduled on October 6, 1988, to present the DEIR concerning the California State University, Hayward Off-Campus Center relocation from Pleasant Hill to Concord.

We have no comments regarding this project. Thank you for keeping us informed.

Sincerely yours,

BURCH C. BACHTOLD
District Director

By Clarence K. Yee
CLARENCE K. YEE
Chief
Project Development Contra Costa County

RECEIVED
OFFICE OF THE DEPUTY PROVOST
NOV 22 1988
CALIFORNIA STATE UNIVERSITY

ASSOCIATED STUDENTS, *CSUH*

Dr. W. Ann Reynolds, Chancellor
California State University
400 Golden Shore
Long Beach, CA 90802-4275

November 8, 1988

Dear Chancellor Reynolds,

As your are aware, at the December 1987 California Postsecondary Education Commission meeting, recommendations were adopted regarding the placement of the permanent location for the Contra Costa Center of California State University, Hayward in Concord.

Recommendation 5.1 requires the California State University to consult with a number of groups, including students on the issue of a traffic plan (see attached). As the acting Student Body President of CSUH and the representative from the Contra Costa Center on the Interim Student Council, I have close contact with all the student groups on campus and there has been no consultation on any traffic plan.

I received on November 3rd a document from DKS Associates which is purported to be said plan. There is, however, no plan in this document to mitigate traffic congestion for students, faculty or staff travelling to the proposed permanent Center.

The Environmental Impact Report (Draft, dated August 26, 1988) does offer some traffic mitigation measures on pages 4-29 through 4-36. The measures address how the students travelling to the proposed Center will affect traffic on adjacent roadways and not how the traffic will affect students. The students of CSUH were not consulted with regarding the mitigation measures noted there.

University Union, Suite 214
California State University, Hayward
Hayward, California 94542
(415) 881-3901

It is clear that the EIR and the DKS supplement fail to meet recommendation 5.1 and it is a disservice to the students both present and future to ignore their concerns. I would be happy to meet with you to discuss this issue.

Sincerely,

Sabrina W. Ruehl

Sabrina W. Ruehl
Chair, Interim Student Council
Contra Costa Center Representative

SR/ycy

Attachment

cc: Sharon Skoog, Chair, California Postsecondary Education Commission
Kenneth B. O'Brien, Interim Executive Director, C.P.E.C.
John Richardson, CSSA Liaison
Dr. Ellis McCune, President, California State University, Hayward
George Marcus, Chair, Committee on Campus Planning, Buildings and Grounds, CSU Board of Trustees
Marianthi Lansdale, Chair, CSU Board of Trustees
Dr. Herb Graw, Extended Education Office, CSUH
William Storey, California Postsecondary Education Commission

C. P. E. C. R E C O M M E N D A T I O N S
Pertaining to Traffic Plan for
the Permanent Off-Campus Center of CSUH

5. That the CSU submit to CPEC a supplemental report that will include the following items:

5.1 A plan that demonstrates that transportation access to the Cowell Ranch Site for students, faculty and staff, as of the time the permanent Center opens for classes, will satisfy the requirements of reasonable access specified in Criterion eight of the Commission's "Guidelines and Procedures for the Review of New Campuses and Off-campus Centers." An environmental Impact Report should be included with this plan that assesses the transportation impacts associated with the establishment and phased growth of the Contra Costa Center to include mitigation measures as appropriate. Officials of the CSU will confer with those of the California State Department of Transportation and appropriate Community officials including faculty, staff and students to agree on the essential components of the plan. The Office of the Chancellor shall report to the Commission as soon as possible the results of these meetings.

5.2 A complete description of how the Center will serve disadvantaged students, both Programmatically and with regard to transportation access.

University Union, Suite 314
California State University, Hayward
Hayward, California 94542
(415) 881-3901

DEC 22 1988

City of Pleasant Hill

3300 N. MAIN STREET, PLEASANT HILL, CALIFORNIA 94523 PHONE (415) 944-3270

December 14, 1988

Dr. Kenneth B. O'Brian
Executive Director
Post Secondary Education Commission
1020 12th Street, 3rd Floor
Sacramento, CA 95814-3985

Dear Dr. O'Brian:

The City of Pleasant Hill is committed to see the Cal State Hayward University campus remain in our City. In December of 1987, we conducted a professional community survey which indicated 74% of our citizenry and 77% of our businesses feel that a permanent campus for Cal State Hayward would be desirable or very desirable. This is overwhelming support!

The City of Pleasant Hill has heretofore offered to help you in whatever fashion possible to ensure the campus remains. The City stands ready to reaffirm our offer. Some of the areas we can be of assistance may be to assemble land, provide proper land uses, work with the neighboring school district to obtain their excess land and generally add support.

We remain committed that the site in Concord for the Cal State Campus does not possess the amenities of the Pleasant Hill site. We can provide an adequate flow of traffic; the Concord site cannot. We can provide almost direct freeway access; the Concord site cannot. The Pleasant Hill site is the geographic center of Contra Costa County; the Concord site is not. Students attending Cal State Hayward campus support the site in Pleasant Hill, not the site in Concord.

Attached to this letter is a map of the Pleasant Hill site indicating the acres that could be assembled for an urban campus. Also attached are pertinent pages of our community survey proving Pleasant Hill's community support.

If we may be of any assistance, please call us as we stand ready to help in any way.

Sincerely,

Terri Williamson
Mayor

TW:ls:269
Enclosure

cc: City Council

CITY OF PLEASANT HILL GENERAL PLAN REVISION

1987 COMMUNITY SURVEY RESULTS

A Summary of the Results of the Survey of Pleasant Hill Residents and Businesses Conducted During the Months of November and December 1987, As Part of the City of Pleasant Hill General Plan Revision Process

Prepared by

MOORE IACOFANO GOLTSMAN
1824-A Fourth Street
Berkeley, CA 94710

(415) 845-7549

December 1987

CITY OF PLEASANT HILL GENERAL PLAN REVISION

1987 COMMUNITY SURVEY Results

Survey Staff

MOORE IACOFANO GOLTSMAN
1824-A Fourth Street
Berkeley, CA 94710

(415) 845-7549

Daniel Iacofano
Louis Hexter
Paulette Schafir
James Oswald
Dave Driskell
Lowell Kline

CITY OF PLEASANT HILL
Department of Community Planning and Development
Pleasant Hill, CA

(415) 934-6050

Acknowledgements

The consulting staff wish to thank members of the Planning Commission, City staff and consultants, and residents of Pleasant Hill for their participation in the development of the community survey, and the 504 residents and businesses who contributed their time and ideas to the survey.

December 1987

TABLE OF CONTENTS

I. Introduction 1

II. Survey Administration 5

III. Survey Sample Characteristics 6

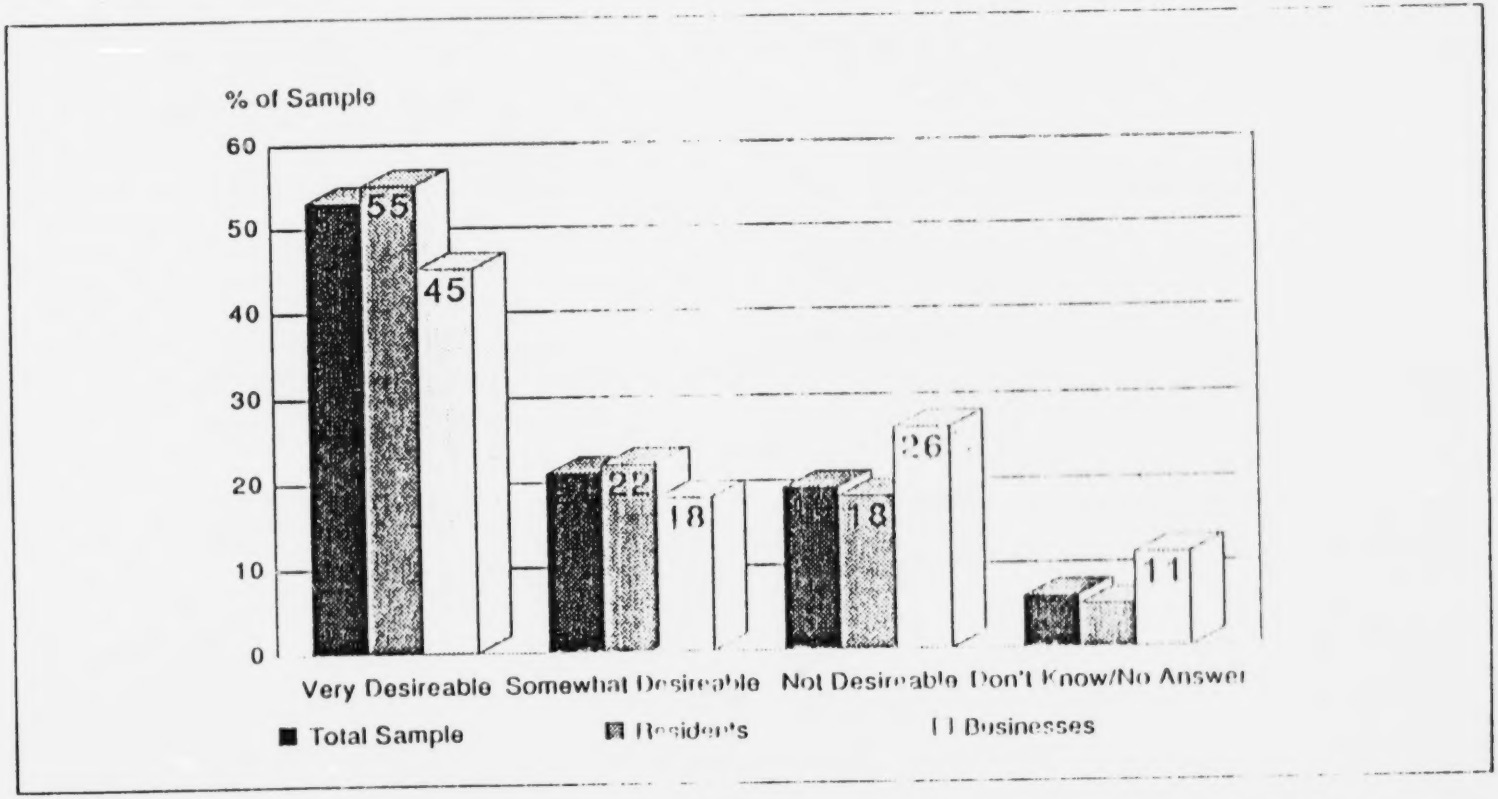
IV. Highlights From the Survey Results 7

V. Results From the Survey Questions 15

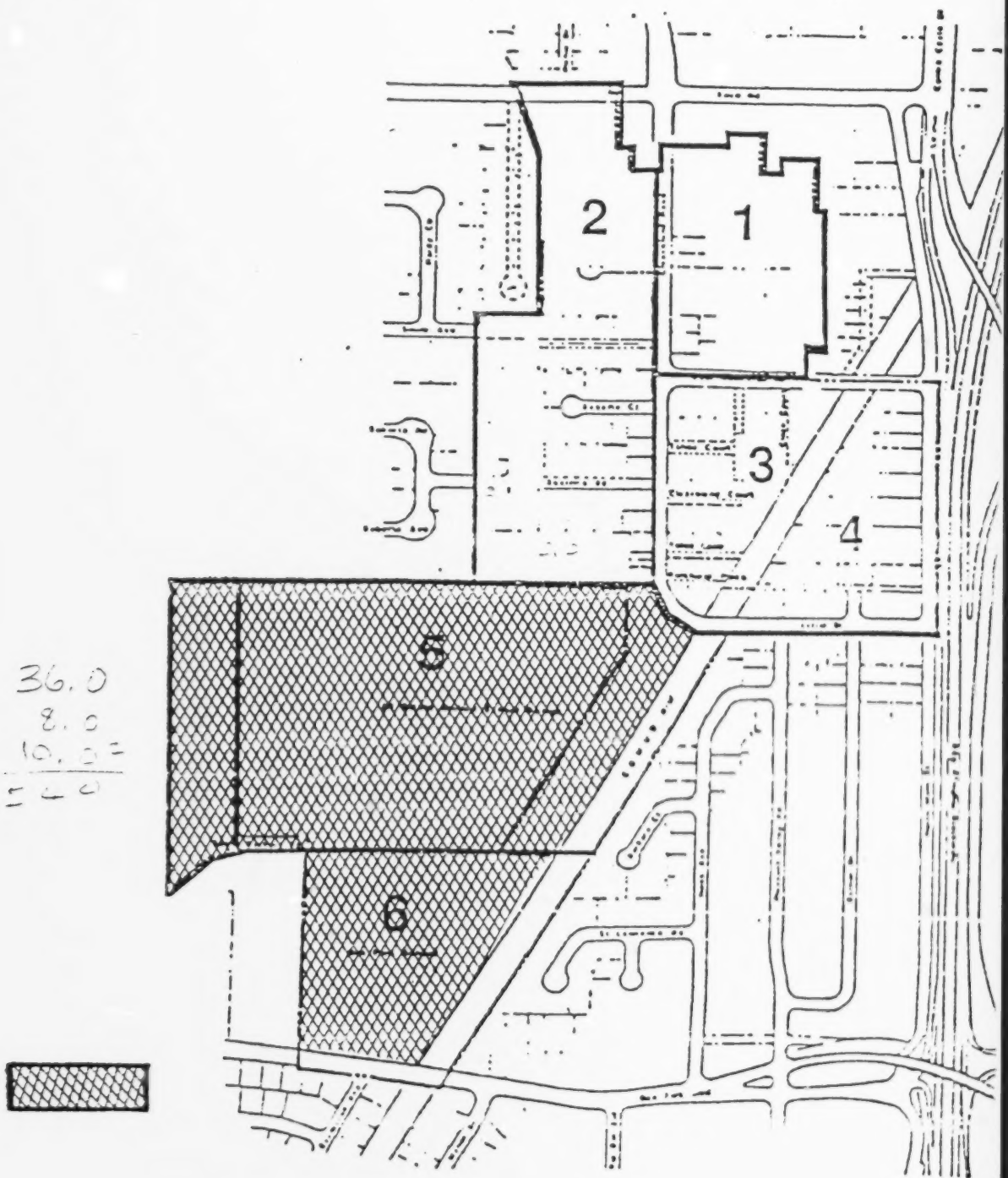
Appendix: Community Survey Instruments (Residents and Businesses)

Question 11F: Expanding or developing a permanent campus for CAL State Hayward University.

55% of residents and 45% of businesses feel that a permanent campus for Cal State Hayward would be very desirable in this area.



Schoolyard
Land Use Districts



36.0
8.0
10.0=
54.0

LAW OFFICES OF
THIESSEN, GAGEN & McCOY
A PROFESSIONAL CORPORATION
279 FRONT STREET
P.O. BOX 218
DANVILLE, CALIFORNIA 94526-0218

TELEPHONE (415) 837-0585
FAX (415) 838-5985

DIRECT DIAL Ext. # _____

BRIAN THIESSEN
WILLIAM E. GAGEN, JR.
GREGORY L. McCOY
PATRICK J. McMAHON
M. SUE GREICAR
MARK L. ARMSTRONG
LINN K. COOMBS
STEPHEN W. THOMAS

OF COUNSEL
WILLIAM W. BASSETT
JOHN B. CLAUSEN

MICHAEL W. CARTER
VICTOR J. CONTI
ROBERT M. FANUCCI
KENNETH J. FISHBACH
RICHARD A. FRANKEL
BARBARA DUVAL JEWELL
CHARLES A. KOSS
CAROLE A. LAW
MICHAEL J. MARKOWITZ
JEANNE C. PAVAO
RICHARD C. RAINES
DOLORES S. SARGENT
EVELYN SPIROU
SUE GOUGE WILLIAMS

January 12, 1989

William Storey
California Postsecondary
Education Commission
1020 - 12th St., 3rd Floor
Sacramento, CA 95814

Re: California State University - Hayward
Off-Campus Center, Concord, California

Dear Mr. Storey:

I apologize for not responding earlier to your request for documentation concerning the issues raised by the Crystyl Ranch developers with regard to the certification of the California State University Environmental Impact Report on the above-described project.

As you requested, enclosed please find copies of the following documents:

1. Newhall Ranch Area Plan;
2. Declaration of Restrictions recorded August 19, 1969;
3. October 10, 1988 letter from our office to the Chancellor - Comments to draft EIR;
4. November 9, 1988 letter from Braddock & Logan to the Chancellor; and
5. November 11, 1988 letter from our office to the Chancellor - Comments to final EIR.

As we discussed in our telephone conference, our clients, the Crystyl Ranch developers, raised concerns, in their response to the University's EIR, that the traffic impact issues had not been adequately addressed by the University in its environmental review process as required by CEQA. However, at the Board of

Trustees' meetings on November 15-16, 1988, the Board instructed staff to work with the Crystyl Ranch developers in addressing their concerns as to mitigation measures which must be undertaken to address the traffic impact issues.

Please be advised that, pursuant to such direction by the Board, the University staff and our clients recently reached a preliminary understanding concerning proposed road access for Crystyl Ranch through the University site. Should this understanding be finalized, it is the position of the Crystyl Ranch developers that the University will have fulfilled its obligations under CEQA and adequately addressed the traffic impact concerns raised by the developers and the City of Concord.

Please be assured that the Crystyl Ranch developers support and encourage the development of the Contra Costa campus of the California State University and are willing to provide whatever additional documentation or information that is necessary to facilitate the development of the off-campus center.

Should you have any questions, please do not hesitate to contact the undersigned or Mark L. Armstrong of this office.

Sincerely,

THIESSEN, GAGEN & McCOY
A Professional Corporation

Jeanne C. Pavao

JCP/bp
15-19487
cc: Braddock & Logan
Attn: Rich Jensen
Joe Raphel
A.D. Seeno Construction Co.
Attn: A.D. Seeno, Jr.
City of Concord
Attn: Steve Jepsen
California State University
Attn: Mayer Chapman

CALIFORNIA POSTSECONDARY EDUCATION COMMISSION

THE California Postsecondary Education Commission is a citizen board established in 1974 by the Legislature and Governor to coordinate the efforts of California's colleges and universities and to provide independent, non-partisan policy analysis and recommendations to the Governor and Legislature.

Members of the Commission

The Commission consists of 15 members. Nine represent the general public, with three each appointed for six-year terms by the Governor, the Senate Rules Committee, and the Speaker of the Assembly. The other six represent the major segments of postsecondary education in California.

As of April 1989, the Commissioners representing the general public are:

Mim Andelson, Los Angeles;
C. Thomas Dean, Long Beach;
Henry Der, San Francisco;
Seymour M. Farber, M.D., San Francisco;
Helen Z. Hansen, Long Beach;
Lowell J. Paige, El Macero; *Vice Chair;*
Cruz Reynoso, Los Angeles;
Sharon N. Skog, Palo Alto; *Chair;* and
Stephen P. Teale, M.D., Modesto.

Representatives of the segments are:

Yori Wada, San Francisco; appointed by the Regents of the University of California;

Claudia H. Hampton, Los Angeles; appointed by the Trustees of the California State University;

John F. Parkhurst, Folsom; appointed by the Board of Governors of the California Community Colleges;

Harry Wugalter, Thousand Oaks; appointed by the Council for Private Postsecondary Educational Institutions;

Francis Laufenberg, Orange; appointed by the California State Board of Education; and

James B. Jamieson, San Luis Obispo; appointed by the Governor from nominees proposed by California's independent colleges and universities.

Functions of the Commission

The Commission is charged by the Legislature and Governor to "assure the effective utilization of public postsecondary education resources, thereby eliminating waste and unnecessary duplication, and to promote diversity, innovation, and responsiveness to student and societal needs."

To this end, the Commission conducts independent reviews of matters affecting the 2,600 institutions of postsecondary education in California, including community colleges, four-year colleges, universities, and professional and occupational schools.

As an advisory planning and coordinating body, the Commission does not administer or govern any institutions, nor does it approve, authorize, or accredit any of them. Instead, it cooperates with other State agencies and non-governmental groups that perform these functions, while operating as an independent board with its own staff and its own specific duties of evaluation, coordination, and planning,

Operation of the Commission

The Commission holds regular meetings throughout the year at which it debates and takes action on staff studies and takes positions on proposed legislation affecting education beyond the high school in California. By law, the Commission's meetings are open to the public. Requests to speak at a meeting may be made by writing the Commission in advance or by submitting a request prior to the start of the meeting.

The Commission's day-to-day work is carried out by its staff in Sacramento, under the guidance of its executive director, Kenneth B. O'Brien, who is appointed by the Commission.

The Commission publishes and distributes without charge some 40 to 50 reports each year on major issues confronting California postsecondary education. Recent reports are listed on the back cover.

Further information about the Commission, its meetings, its staff, and its publications may be obtained from the Commission offices at 1020 Twelfth Street, Third Floor, Sacramento, CA 98514-3985; telephone (916) 445-7933.

A FURTHER REVIEW OF THE CALIFORNIA STATE UNIVERSITY'S CONTRA COSTA CENTER

California Postsecondary Education Commission Report 89-9

ONE of a series of reports published by the Commission as part of its planning and coordinating responsibilities. Additional copies may be obtained without charge from the Publications Office, California Postsecondary Education Commission, Third Floor, 1020 Twelfth Street, Sacramento, California 95814-3985.

Recent reports of the Commission include:

88-40 The Fourth Segment: Accredited Independent Postsecondary Education in California. The Fifth in a Series of Reports on the Financial Condition of California's Regionally Accredited Independent Colleges and Universities (December 1988)

88-41 Beyond Assessment: Enhancing the Learning and Development of California's Changing Student Population. A Report in Response to the Higher Education Talent Development Act of 1987 (Assembly Bill 2016; Chapter 1296, Statutes of 1987) (December 1988)

88-42 The Role of the Commission in Achieving Educational Equity: A Declaration of Policy (December 1988)

88-43 Education Needs of California Firms for Trade in Pacific Rim Markets: A Staff Report to the California Postsecondary Education Commission (December 1988)

88-44 Progress on the Development of a Policy for Revenue Collected by the California State University Through Concurrent Enrollment: A Report to the Legislature in Response to Supplemental Language to the 1988-89 Budget Act (December 1988)

88-45 Prepaid College Tuition and Savings Bond Programs: A Staff Report to the California Postsecondary Education Commission (December 1988)

89-1 Legislative Priorities for the Commission, 1989: A Report of the California Postsecondary Education Commission (January 1989)

89-2 The Twentieth Campus: An Analysis of the California State University's Proposal to Establish a Full-Service Campus in the City of San Marcos in Northern San Diego County (January 1989)

89-3 Toward Educational Equity: Progress in Implementing the Goals of Assembly Concurrent Resolution 83 of 1984: A Report to the Legislature in Response to Assembly Bill 101 (Chapter 574, Statutes of 1987) (January 1989)

89-4 The Effectiveness of the Mathematics, Engineering, Science Achievement (MESA) Program's Administrative and Policy-Making Processes: A Report to the Legislature in Response to Assembly Bill 610 (1985) (January 1989)

89-5 Comments on the Community Colleges' Study of Students with Learning Disabilities: A Report to the Legislature in Response to Supplemental Report Language to the 1988 State Budget Act (January 1989)

89-6 Prospects for Accommodating Growth in Postsecondary Education to 2005: Report of the Executive Director to the California Postsecondary Education Commission, January 23, 1989 (January 1989)

89-7 State Budget Priorities of the Commission, 1989: A Report of the California Postsecondary Education Commission (March 1989)

89-8 Status Report on Human Corps Activities, 1989: The Second in a Series of Five Annual Reports to the Legislature in Response to Assembly Bill 1820 (Chapter 1245, Statutes of 1987) (March 1989)

89-9 A Further Review of the California State University's Contra Costa Center (March 1989)

89-10 Out of the Shadows -- The IRCA/SLIAG Opportunity: A Needs Assessment of Educational Services for Eligible Legalized Aliens in California Under the State Legalization Impact Assistance Grant Program of the Immigration Reform and Control Act of 1986, submitted to the California Postsecondary Education Commission, February 23, 1989, by California Tomorrow (March 1989)

89-11 Faculty Salaries in California's Public Universities, 1989-90: A Report to the Legislature and Governor in Response to Senate Concurrent Resolution No. 51 (1965) (March 1989)

89-12 Teacher Preparation Programs Offered by California's Public Universities: A Report to the Legislature in Response to Supplemental Language in the 1988 State Budget Act (March 1989)

89-13 The State's Reliance on Non-Governmental Accreditation: A Report to the Legislature in Response to Assembly Concurrent Resolution 78 (Resolution Chapter 22, 1988) (March 1989)

89-14 Analysis of the 1989-90 Governor's Budget: A Staff Report to the California Postsecondary Education Commission (March 1989)